



City of Troy

AGENDA, TROY CITY COUNCIL
MONDAY, MAY 16, 2016, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

Excuse Mrs. Snee
Excuse Mr. Terwilliger
Excuse Mr. Tremblay

excuses by motion/second/roll call vote
"
"

PUBLIC HEARINGS

O-28-2016 Rezone part of IL 39 (16 S. Short St.) from B-2, General Business District, to R-5, Single Family Residence District
O-29-2016 Rezone IL 8661 (532 Grant St./619 Lincoln Ave.) from M-2, Light Industrial District, to OR-1, Office Residential District

SUMMARY OF MINUTES

May 2, 2016 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

Citizen comments on committee reports or agenda items – two minute limit

RESOLUTIONS

NONE

ORDINANCES

O-28-2016	Rezone part of IL 39 (16 S. Short St.) from B-2, General Business District, to R-5, Single Family Residence District	PUBLIC HEARING 5-16-2016	2 nd Reading
O-29-2016	Rezone IL 8661 (532 Grant St./619 Lincoln Ave.) from M-2, Light Industrial District, to OR-1, Office Residential District	PUBLIC HEARING 5-16-2016	2 nd Reading
O-30-2016	Dedication of Right-of-Way, part of Inlots 7099 & 7100, along Union St.		1 st Reading
O-31-2016	Dedication of Right-of-Way, part of IL 6384, along E. Staunton Rd.		1 st Reading
O-32-2016	Place levy for park and recreation of 2.01 mills on Nov. 8 ballot		1 st Reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Director of Law, Auditor, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

Date of Meeting: May 16, 2016

Troy City Council Meeting

DESCRIPTION	RESOLUTION NO.	1ST READING	2ND READING	3RD READING	PUBLIC HEARING	SUSPENSION	ADOPTION
	ORDINANCE NO.						
Rezone 16 S Short, B-2 to R-5	O-28-2016	5/2/2016			5-16-16		
Rezone 532 Grant M-2 to OR-1	O-29-2016	5/2/2016			5-16-16		
R/W Dedication, along Union St	O-30-2016						
R/W Dedication, along Staunton Rd	O-31-2016						
Placing levy on Ballot	O-32-2016						

MINUTES OF COUNCIL

A regular session of Troy City Council was held Monday, May 2, 2016, at 7:00 p.m. in Council Chambers.

Members Present: Heath, Kendall, Oda, Phillips, Schweser, Snee, Terwilliger, Tremblay and Twiss.

Presiding Officer: Martha A. Baker, President of Council

Others Present: Grant D. Kerber, Director of Law
John E. Frigge, Auditor

MINUTES: The Clerk gave a summary of the minutes of the April 18, 2016 meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Phillips, seconded by Mr. Kendall, to approve these minutes. Motion passed by unanimous roll call vote.

The Clerk gave a summary of the minutes of the April 25, 2016 special meeting of Troy City Council. There were no corrections or additions to these minutes. A motion was made by Mr. Kendall, seconded by Mr. Heath, to approve these minutes. Motion passed by unanimous roll call vote.

COMMITTEE REPORTS:

Community and Economic Development Committee: Mr. Twiss, Chairman, reported that Committee recommends legislation be prepared approving the following rezoning Ordinances: O-20-2016, O-21-2016, and O-22-2016.

Report signed by Kendall, Schweser and Twiss.

Finance Committee: Mr. Kendall, Chairman, reported as follows:

- 1) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to make application for \$150,000 of PY 2016 CDBG funds to be used for the following: \$10,000 Lincoln Community Center Swimming Pool access device & installation; \$40,000 Treasure Island universal accessibility dock & installation; \$85,000 Sidewalk street corner accessibility ramp installations in East Troy; \$3,000 Fair Housing Program; \$12,000 General Administration. Committee noted that the funding includes the 2015 and 2016 allocation.
- 2) Committee recommends legislation be prepared authorizing the following loans from the SBD Revolving Loan Fund, to concession operators for the Marina Building, with the legislation to be emergency measures so that the loans can be closed as soon as possible.
\$26,000 loan to Adventures on the Great Miami, LLC., with a term of three years.
\$152,300 loan to Smith's Boathouse Restaurant, LLC., with a term of ten years. As is permitted at the discretion of Council, committee supports exceeding the guidelines for the SBD Loan Fund amounts and concur with the contingency clause to forgive up to \$49,900 of debt if a D5F Liquor Permit is denied by the State of Ohio.

Reports signed by Schweser, Tremblay and Kendall.

Law & Ordinance Committee: Mr. Schweser gave the oral report that notice has been received for a C2 liquor permit for Olive Oasis, LLC, 7 E. Main Street.

Personnel: Mr. Terwilliger commented that the Mayor has asked for approval of an appointment to the City Beautification Committee. A motion was made by Mr. Terwilliger, seconded by Mr. Kendall, to approve the appointment of Patty Doran to the City Beautification Committee for a term commencing immediately and ending July 1, 2017. Motion passed by unanimous vote.

Recreation and Parks Committee: Mr. Heath, Chairman, reported that a group of local recreational organizations requested that the Council place a 10 year capital property tax levy on the November 8 ballot. The levy would provide some of the funding for the renovation and enhancement of existing and new facility projects within the City of Troy Park System, including the improvement of areas of Duke Park that have not been developed, renovations and maintenance to the Troy Senior Citizens Center, the development of a driving range at the Miami Shores Golf Course, and the renovation of the clubhouse at Miami Shores. The group emphasized that they would be responsible for endorsing, educating, marketing, and campaigning and that the group recognized that the Council would be placing the issue on the ballot at group's request and not as a City-run levy. Prior to the Committee Meeting, there was a workshop on April 25 that included Council, the Board of Park Commissioners and the Troy Recreation Board. The first step in a levy process is Council enacts a Resolution that requests the Miami County Auditor to certify the millage that would be required to support the requested levy. The second step would be for Council to pass an Ordinance to place the question on the November 8 ballot. Committee recommends that legislation be prepared requesting the Miami County Auditor to provide the necessary certification identifying the millage required to generate \$1,000,000 in revenues per year. We also support that the legislation is presented as an emergency measure so that we can then consider the second piece of legislation regarding placing the levy on the ballot. (Copy of entire report attached to original minutes.)

Report signed by Oda, Tremblay and Heath.

CITIZEN COMMENTS: Ed Christ, 128 S. Short Street, stated his opposition to Operation Recreation 2020, stated he felt an annual maintenance cost \$25,000 would be too low, commented that a levy would be the City's responsibility, and asked if a private entity requesting a levy is legal. Mr. Kerber advised that it would be legal.

Vicky Smith, Troy, Ohio, objected to a levy for recreation purposes, and said there should be a list of the taxes paid by Miami County and Troy residents.

RESOLUTION NO. R-21-2016

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO FILE AN APPLICATION FOR THE USE OF PY 2016 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

This Resolution was given first title reading.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Oda, Heath, Phillips, Kendall, Schweser, Twiss, Tremblay, Snee and Terwilliger.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Heath.

Yes: Heath, Phillips, Kendall, Schweser, Twiss, Tremblay, Snee, Terwilliger and Oda.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-22-2016

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO, TO ENTER INTO AN AGREEMENT WITH OHIO COUNCIL 8, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, AFL-CIO, AND LOCAL 1342 AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Heath.

Yes: Phillips, Kendall, Schweser, Twiss, Tremblay, Snee, Terwilliger, Oda and Heath,

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Kendall.

Yes: Kendall, Schweser, Twiss, Tremblay, Snee, Terwilliger, Oda, Heath and Phillips.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-23-2016

RESOLUTION AUTHORIZING THE BOARD OF PARK COMMISSIONERS OF THE CITY OF TROY, OHIO, TO ENTER INTO AN AGREEMENT WITH OHIO COUNCIL 8, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, AFL-CIO, AND LOCAL 1342 AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Schweser, Twiss, Tremblay, Snee, Terwilliger, Oda, Heath, Phillips and Kendall.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Twiss, Tremblay, Snee, Terwilliger, Oda, Heath, Phillips, Kendall and Schweser.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-24-2016

RESOLUTION APPROVING THE APPLICATION OF SMITH'S BOATHOUSE RESTAURANT, LLC FOR ASSISTANCE FROM THE SMALL BUSINESS DEVELOPMENT REVOLVING LOAN FUND AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Heath moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Tremblay, Snee, Terwilliger, Oda, Heath, Phillips, Kendall, Schweser and Twiss.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Heath.

Yes: Snee, Terwilliger, Oda, Heath, Phillips, Kendall, Schweser, Twiss and Tremblay.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-25-2016

RESOLUTION APPROVING THE APPLICATION OF ADVENTURES ON THE GREAT MIAMI, LLC FOR ASSISTANCE FROM THE SMALL BUSINESS DEVELOPMENT REVOLVING LOAN FUND AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Kendall moved for suspension of rules requiring three readings. Motion seconded by Mr. Phillips.

Yes: Terwilliger, Oda, Heath, Phillips, Kendall, Schweser, Twiss, Tremblay and Snee.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Phillips.

Yes: Oda, Heath, Phillips, Kendall, Schweser, Twiss, Tremblay, Snee and Terwilliger.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-26-2016

RESOLUTION OF NECESSITY DECLARING THE INTENTION TO LEVY AN ADDITIONAL TAX IN EXCESS OF THE TEN-MILL LIMITATION FOR THE PURPOSE OF FUNDING PARKS AND RECREATIONAL UPGRADES IN THE CITY OF TROY, OHIO AND REQUESTING THE AUDITOR OF MIAMI COUNTY, OHIO FOR CERTIFICATION OF MILLAGE AND DECLARING AN EMERGENCY (SECTIONS 5705.03 AND 5705.19(H) OF THE REVISED CODE)

This Resolution was given first title reading.

Discussion. Mr. Twiss noted that this Resolution is not placing a levy on the ballot, it is only asking for the millage to be certified so the subject of placing a levy on the ballot can be further considered.

Mr. Tremblay moved for suspension of rules requiring three readings. Motion seconded by Mr. Heath.

Yes: Heath, Phillips, Kendall, Schweser, Twiss, Tremblay, Snee, Terwilliger and Oda.

No: None.

Mr. Tremblay moved for adoption. Motion seconded by Mr. Heath.

Yes: Phillips, Kendall, Schweser, Twiss, Tremblay, Snee, Terwilliger, Oda and Heath.

No: None.

RESOLUTION ADOPTED

RESOLUTION IN MEMORIAM, DR. THOMAS D. REDICK, 1950 – 2016. Dr. Redick served as a Member of Troy City Council for five terms, from January 1, 1988 through December 31, 1997, serving at first as the Third Ward Council Member and then as a Councilman-at-Large. Dr. Redick passed away on April 30, 2016. The Resolution was read in entirety, Following a motion to approve the resolution by Mr. Kendall, seconded by Mr. Schweser, it was approved by unanimous roll call vote.

ORDINANCE NO. O-20-2016

ORDINANCE CHANGING THE ZONING OF INLOTS 10578 AND 10579 IN THE CITY OF TROY, OHIO FROM THE MIAMI COUNTY ZONING OF A-2, GENERAL AGRICULTURE, TO THE CITY OF TROY ZONING OF A, AGRICULTURAL DISTRICT

This Ordinance was given first title reading on April 4, 2016.

Given Public Hearing and second title reading on April 18, 2016.

Given third title reading.

Mr. Schweser moved for adoption. Motion seconded by Mr. Tremblay.

Yes: Schweser, Twiss, Tremblay, Snee, Terwilliger, Oda, Heath and Kendall.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-21-2016

ORDINANCE CHANGING THE ZONING OF INLOT 10574 IN THE CITY OF TROY, OHIO, FROM THE MIAMI COUNTY ZONING OF R-1AAA, SINGLE-FAMILY, TO THE CITY OF TROY ZONING OF M-2, LIGHT INDUSTRIAL DISTRICT

This Ordinance was given first title reading on April 4, 2016.
Given Public Hearing and second title reading on April 18, 2016.
Given third title reading.

Mr. Phillips moved for adoption. Motion seconded by Mr. Schweser

Yes: Twiss, Tremblay, Snee, Terwilliger, Oda, Heath, Kendall and Schweser.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-22-2016

ORDINANCE CHANGING THE ZONING OF INLOT 9678 (PARCEL NO. D08-105060) IN THE CITY OF TROY, OHIO FROM THE DUAL ZONING OF M-2, LIGHT INDUSTRIAL DISTRICT AND B-2, GENERAL BUSINESS DISTRICT TO THE SINGLE ZONING OF B-2, GENERAL BUSINESS DISTRICT

This Ordinance was given first title reading on April 4, 2016.
Given Public Hearing and second title reading on April 18, 2016.
Given third title reading.

Mr. Phillips moved for adoption. Motion seconded by Mr. Twiss.

Yes: Tremblay, Snee, Terwilliger, Oda, Heath, Kendall, Schweser and Twiss.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-27-2016

ORDINANCE FIXING SALARIES AND WAGES OF CERTAIN EMPLOYEES OF THE CITY OF TROY, OHIO AND DECLARING AN EMERGENCY

This Ordinance was given first title reading.

Mr. Heath moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Snee, Terwilliger, Oda, Heath, Phillips, Kendall, Schweser, Twiss and Tremblay.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Tremblay.

Yes: Terwilliger, Oda, Heath, Phillips, Kendall, Schweser, Twiss, Tremblay and Snee.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-28-2016

ORDINANCE CHANGING THE ZONING OF PART OF INLOT 39 (PARCEL NO. D08-001170) IN THE CITY OF TROY, OHIO FROM B-2, GENERAL BUSINESS DISTRICT, TO R-5, SINGLE FAMILY RESIDENCE DISTRICT

This Ordinance was given first title reading.

ORDINANCE NO. O-29-2016

ORDINANCE CHANGING THE ZONING OF INLOT 8861 (PARCEL NO. D08-103276) IN THE CITY OF TROY, OHIO FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO OR-1, OFFICE RESIDENTIAL DISTRICT

This Ordinance was given first title reading.

COMMENTS OF PRESIDENT OF COUNCIL: Mrs. Baker congratulated as follows:

-Congratulated retiring Fire Fighter Michael Watercutter,

-Noted that there are a number of events scheduled for the downtown and at Treasure Island Park in the coming months.

AUDIENCE COMMENTS:

-Brian Kemper, 19 S. Cherry, commented that his organization will not be chalking during the Strawberry Festival or in front of businesses after that event, and are looking at a better way to deliver their message. Regarding a notice received to repair sidewalks, he commented that vehicles with the farmers market and other events are allowed to drive over the curb and cause damage he does not feel the owners should be required to pay for all the replacement costs. He also asked about a longer period to secure his own contractor, noting that with the farmers market, it does not seem that work can be done through the summer.

-Ed Crist, 128 S. Short Street, continued his comments opposing placing a park levy on the ballot, asked if there is an overall plan, questioned the estimate for maintenance, and commented that it would be the City's responsibility and credibility behind any levy.

-Christina Ryan Claypool, a member of the current Leadership Troy class, thanked City officials for their efforts on behalf of the community and citizens.

-Members of the Leadership Troy class introduced themselves.

There being no further business, Council adjourned at 7:47 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council
FROM: Recreation and Parks Committee
SUBJECT: PLACING A LEVY ON THE BALLOT AS REQUESTED BY THE OPERATION RECREATION 2020 LEVY COMMITTEE

DATE: May 9, 2016

SUMMARY REPORT: *(to be read at Council meeting)*

On May 9 this Committee met to provide a recommendation to Council regarding a request from a group of local recreational organizations known as the Operation Recreation 2020 Levy Committee that Council place a ten year levy on the November ballot so that the electors may vote to determine if the levy will be approved. The Miami County Auditor has certified that a levy of 2.01 mills would be needed to provide funding of \$1,000,000 per year for ten years.

RECOMMENDATION: *(to be read at Council meeting)*

So that this can be determined by the voters, it is the recommendation of this Committee that legislation be prepared to place on the November 8 ballot a park and recreation levy of 2.01 mills.

Respectfully submitted,

Robin I. Oda

Douglas W. Tremblay

Brock A. Heath, Chairman
Recreation and Parks Committee

DETAILED REPORT:

On May 9, 2016, this Committee met to provide a recommendation to Council regarding a request from a group of local recreational organizations known as the Operation Recreation 2020 Levy Committee that Council place a ten year levy on the November ballot so that the electors could vote to determine if the levy could be passed. This meeting was also attended by Mayor Beamish, Council President Baker, Council Members Snee, Terwilliger, Kendall, and Phillips, the Director of Public Service and Safety, the Director of Law, members of the City Staff, and citizens.

At the May 2 meeting of Council, legislation was approved that requested the Miami County Auditor to certify the millage that would be required to provide funding of \$1,000,000 per year for ten years. This would be for the renovation and enhancement of existing and new facility projects within the City of Troy Park System, including the improvement of areas of Duke Park that have not been developed, renovations and maintenance to the Troy Senior Citizens Center, the development of a driving range at the Miami Shores Golf Course, and the renovation of the clubhouse at Miami Shores. In response, the certification of the Miami County Auditor is 2.01 mills. The next step is for Council to determine if such a levy should be placed on the November 8 ballot so that the voters may determine if they want to approve this levy.

During the meeting, members of Council and citizens asked questions related to the timing of the levy request, the scope of the project, and who will benefit from the project elements, stated concerns with the local organizations being able to raise the private funding for the project and how the project will proceed if the private funds are not raised. Mr. Phillips, representing the local recreational organizations, commented that it would take at least a year to develop the recreational portion of the project if the levy is approved and delaying asking for the levy to be supported by the voters would push back further groups being able to use any new areas of the park.

It was noted that the levy is not being proposed by the City, but by the organizations that make up the Operation 2020 Levy Committee. Those organizations cannot place a levy on the ballot themselves; only Council can on their behalf.

RECOMMENDATION:

So that this can be determined by the voters, it is the recommendation of this Committee that legislation be prepared to place on the November 8 ballot a park and recreation levy of 2.01 mills.

Cc: Council, Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk, media, file

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: May 9, 2016

FROM: Streets & Sidewalks Committee

SUBJECT: DEDICATION OF 0.291 ACRES OF RIGHT-OF-WAY OF INLOTS 7099 AND 7100,
LOCATED ALONG THE EAST SIDE OF THE 1200 BLOCK OF UNION STREET,
SOUTH OF DAKOTA STREET

SUMMARY REPORT: *(to be read at Council meeting)*

This Committee met on May 9 to consider the recommendation of the Troy Planning Commission that Council accept the dedication of 0.291 acres of right-of-way, of existing Inlots 7099 and 7100, located along the east side of the 1200 block of Union Street, south of Dakota Street.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the dedication of 0.291 acres of right-of-way of existing Inlots 7099 and 7100.

Respectfully submitted,

Brock A. Heath

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met on May 9, 2016 to consider the dedication of 0.291 acres of Inlots 7099 and 7100 as right-of-way. The meeting was also attended by Mayor Beamish, Council President Baker, Council Members Oda, Terwilliger, Tremblay, and Kendall, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens.

The Troy Planning Commission recommended that Council accept the dedication of 0.291 acres of right-of-way of existing Inlots 7099 and 7100, located along the east side of the 1200 block of Union Street, south of Dakota Street. The dedication of the right-of-way is part of the combination of four lots being replatted into a single lot for development. The replat will encompass a 4.247 acre parcel along the east side of Union Street. This replat can be approved by the City Engineer. However, staff has requested the property owner to dedicate additional right-of-way as part of the replat and Council action is required to accept the dedication of the right-of-way.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the dedication of 0.291 acres of right-of-way, of existing Inlots 7099 and 7100, located along the east side of the 1200 block of Union Street, south of Dakota Street.

cc: Council
Mayor, Mr. Kerber, Mr. Frigge, Clerk
staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: May 9, 2016

FROM: Streets & Sidewalks Committee

SUBJECT: DEDICATION OF RIGHT-OF-WAY OF 0.094 ACRES OF INLOT 6384, LOCATED
ALONG THE NORTH SIDE OF THE 600 BLOCK OF EAST STAUNTON
ROAD, WEST OF MEADOW LANE

SUMMARY REPORT: *(to be read at Council meeting)*

This Committee met on May 9 to consider the recommendation of the Troy Planning Commission that Council accept the dedication of 0.094 acres of right-of-way of existing Inlot 6384, located along the north side of the 600 block of East Staunton Road.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the dedication of 0.094 acres of right-of-way of existing Inlot 6384.

Respectfully submitted,

Brock A. Heath

Lynne B. Snee

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

This Committee met on May 9, 2016 to consider the dedication of 0.094 acres of Inlot 6384 as right-of-way. The meeting was also attended by Mayor Beamish, Council President Baker, Council Members Oda, Terwilliger, Tremblay, and Kendall, the Director of Law, the Director of Public Service and Safety, members of the City staff, and citizens.

The Troy Planning Commission recommended that Council accept the dedication of 0.094 acres of right-of-way of Inlot 6384, located along the north side of the 600 block of East Staunton Road, west of Meadow Lane. Two existing lots are being replatted into a single lot for development, and that lot will be issued a new Inlot number by the County. This replat can be approved by the City Engineer. However, staff has requested the property owner to dedicate additional right-of-way along the new lot, and Council action is required to accept the dedication of the right-of-way.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the dedication of 0.094 acres of right-of-way, part of Inlot 6384, located along the north side of the 600 block of East Staunton Road, west of Meadow Lane.

cc: Council
Mayor, Mr. Kerber, Mr. Frigge, Clerk
staff, media

ORDINANCE No. O-28-2016

Dayton Legal Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF PART OF
INLOT 39 (PARCEL NO. D08-001170) IN THE CITY OF
TROY, OHIO FROM B-2, GENERAL BUSINESS
DISTRICT, TO R-5, SINGLE FAMILY RESIDENCE
DISTRICT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone Part of Inlot 39 (Parcel No. D08-001170) in the City of Troy, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of Part of 39 (Parcel No. D08-001170) in the City of Troy, and as shown on Exhibit A attached hereto, is changed from the zoning of B-2, General Business District, to R-5, Single Family Residence District.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law:

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

EXHIBIT A



Situate in the State of Ohio, County of Miami, City of Troy:

Being two (2) Tracts out of Inlot No. Thirty-nine (39) in said City of Troy, to-wit:

Tract One: Beginning at an iron pin on the west property line of Short Street and also 116 feet south of the northeast corner of Inlot No. 39; thence westerly parallel with West Main Street 75 feet to an iron pipe; thence southerly parallel with Short Street 45 feet to the north side of a 10 foot alley; thence easterly following the north side of said alley 75 feet to the west property line of Short Street; thence northerly following the west property line of Short Street 45 feet to an iron pipe, to the place of beginning. This tract is identified as Tract C. on the survey recorded in Miami County, Ohio, Lot Book 2, Page 96. For Alley dedication, see Miami County, Ohio, Deed Book 18, Page 483.

Tract Two: Being a strip of land ten (10) feet wide off the south end of the following tract (identified as Tract B. on the survey recorded in Miami County, Ohio, Engineer's Lot Book 2, Page 96), to-wit: Beginning at an iron pin on the west property line of Short Street 60 feet south of the northeast corner of Inlot No. 39; thence westerly parallel with West Main Street 75 feet to an iron pin; thence southerly parallel with Short Street 56 feet; thence easterly parallel to West Main Street 75 feet to the west property line of Short Street; thence northerly following the west property line of Short Street 56 feet to an iron pipe, to the place of beginning.

Parcel ID No. D08-001170

Commonly known as 16 South Short Street, Troy, Ohio 45373

HST-24167



City of Troy

MEMORANDUM

TO: Mrs. Baker, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: April 24, 2016

SUBJECT: REPORT OF THE PLANNING COMMISSION ON THE REZONING OF PART OF INLOT 39, PARCEL ID NO. D08-001170, FROM B-2, GENERAL BUSINESS DISTRICT, TO R-5, SINGLE FAMILY RESIDENCE DISTRICT. THIS IS THE ADDRESS OF 16 SOUTH SHORT STREET.

On April 13, 2016, the Troy Planning Commission considered the rezoning of part of Inlot 39, located at 16 S. Short Street (PARCEL D08-001170) from B-2, General Business District, to R-5, Single Family Residence District. The property owner is Jeffrey A. Tudor, the applicant is Kimberly A. Yardlay. The property consists of .09 acres in the first block of South Short Street, on the west side of the street. The property, while zoned B-2, General Business District, has been used as a single family residence since before 1993 and considered to be a legal, non-conforming use. If the rezoning is approved the rezoning would eliminate a non-conforming use; however, as the size of the lot is less than the 6,000 square feet of the R-5 District, the lot would continue to be non-conforming based on size. It is noted that a number of lots within the Central Business District are non-conforming based on size.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that part of IL 39, Parcel ID No. D08-001170 (16 S. Short Street) be rezoned from B-2, General Business District, to R-5, Single Family Residence District, based on the findings of staff that:

- o The area has the same zoning to the south as the proposed zoning classification; and
- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code.; and
- o The rezoning would eliminate a non-conforming use.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for

The Public Hearing before Council has been set for the May 16 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	April 13, 2016
SUBJECT:	Rezoning: 16 South Short Street
OWNER:	Jeffrey A. Tudor
APPLICANT: Kimberly A. Yardlay	

BACKGROUND:

Kimberly A. Yardlay, agent for Jeffrey A. Tudor, owner of 16 South Short Street, has applied for Planning Commission to consider allowing the rezoning of 16 South Short Street. Currently the property is zoned B-2, General Business District, and the applicant requests that the zoning of the parcel be rezoned to R-5, Single Family Residential. The property, while zoned B-2, General Business District, has been used as a single family residence since before 1993 and considered to be a legal, non-conforming use.

The property consists of .09 acres in the first block of South Short Street, on the west side of the street. The surrounding zoning districts include R-5, Single-Family Residential to the south, and B-2, General Business District to the north, east, and west. A map depicting the surrounding zoning districts has been attached to this report

DISCUSSION:

The Zoning Code describes the R-5 district as “designed to accommodate single-family dwellings on lots with areas of at least six thousand (6,000) square feet per dwelling unit. This parcel does not meet the required bulk requirements of the R-5 zone. This parcel is located in the historic area of downtown. Therefore, the lots are smaller and considered to be legal, non-conforming parcels.

The Comprehensive Plan’s Future Land Use (Figure 14-4) shows the surrounding area to be predominately residential use to the south with commercial use to the north.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code, specifically with sections 1131.02(e), and (r). These sections dictate the intent and purpose of the Zoning Code. These sections are listed below:

- 1131.02(e) “To separate incompatible land uses and to cluster compatible and mutually supportive land uses”.
- 1131.02(r) “To direct particular land uses to the parcels of land best suited for them...”

The rezoning is consistent with the above listed intentions of the Zoning Code. The residential use of the property fits well with the current uses that exist in the area.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The application was not submitted based upon any changing conditions in the area.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The use would be permitted on the existing parcels of land located to the south of the proposed rezoning area.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities are provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

There is no vacant land in the vicinity of this proposed rezoning.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the rezoning from B-2, General Business District to R-5, Single Family Residential District, based on the following:

- The area has the same zoning to the south as the proposed zoning classification; and
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code.; and
- The rezoning would eliminate a non-conforming use.

R-5 Principal Permitted Uses

- Adult Family Home.
- Churches, chapels, temples, synagogues.
- Family Home.
- Foster Family Home.
- Public parks, playgrounds and community centers.
- Public utility.
- Schools – primary, intermediate and secondary – public or private.

Single family dwellings

- Accountant's office.
- Agricultural implement sales and service.
- Apparel stores – retail sales.
- Architect's office.
- Art and school supplies – retail sales.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Auction sales.
- Automobile accessories – retail sales, including incidental installation.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots.
- Automobile repair garages – no body work.
- Automobile service stations.
- Automobile Wash.
- Bakeries – retail sales.
- Banks and financial institutions.
- Barber and beauty schools.
- Barber and beauty shops.
- Bicycle sale, rental and repair.
- Blueprinting, photocopying, photo finishing services.
- Books – retail sales.
- Bowling lanes.
- Building material sale and storage facilities.
- Business, civic, fraternal association and labor meeting rooms.
- Business and technical schools.
- Cabinet shops.
- Cameras and photo supplies – retail sales.
- Candy and confectionery – retail sales.
- Catraining services.
- Day-care centers.
- Churches, chapels, temples, synagogues.
- Cigars, cigarettes, tobacco – retail sales.
- Coin-operated amusement centers.
- Dance halls.
- Dancing schools.
- Department stores.
- Driver training schools (Automobile).
- Drug stores – retail sales.
- Dry cleaning and laundromats.
- Eating place – carry out.
- Eating place – Drive-in.
- Eating place – #1.
- Eating place – #2.
- Electrical appliance repair.
- Engineer's office.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.

R-2 Principal Permitted Uses

- Florists.
- Food brokers – retail, wholesale and storage without processing.
- Food stores – retail sales.
- Garden stores.
- Gift shops.
- Government buildings, structures, or premises used exclusively by federal, state, county.
- Grocery, meat and fish – retail sales.
- Gymnasiums.
- Hardware – retail sales.
- Health studios and clubs.
- Heating, A/C, electric and plumbing sales, service and repair.
- Hobby shops – retail sales.
- Hotels and motels.
- Insurance agent's office.
- Jewelry – retail sales.
- Kennel.
- Lawn mower sales, service and repair.
- Leather goods and luggage – retail sales.
- Libraries.
- Locksmiths.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Motorcycle sales and service.
- Newstand – retail sales.
- Office supplies and stationery – retail sales.
- Optical goods – retail sales.
- Package liquor, beer and wine – retail sales – Drive-thru.
- Package liquor, beer and wine – retail sales.
- Paint, glass and wallpaper – retail sales.
- Pet grooming – all day, no overnight.
- Pet sales and supplies – retail sales.
- Photo studios.
- Private clubs.
- Professional Office not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Radio and television – sales, service and repair.
- Real estate broker's office.
- Repair part – retail sales.
- Residential use on second story or above.
- Retail and service uses.
- Sales offices and service centers.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Shoe repair.
- Upholstery shop, not involving furniture manufacturing.
- Variety stores – retail sales.
- Veterinary office – w/boarding.

Watch, clock and jewelry repair

R-5 Residential District uses not permitted in the B-2
General Business District

- * Adult Family Home.
- * Family Home
- * Foster Family Home.
- * Single family dwellings

B-2 General Business District uses not permitted in the R-
5 Residential District

- * Accountant's office.
- * Agricultural implement sales and service.
- * Apparel stores - retail sales.
- * Architect's office.
- * Art and school supplies - retail sales.
- * Art galleries and museums.
- * Artist, sculptor and composer studios.
- * Attorney's office
- * Auction sales.
- * Automobile accessories - retail sales, including incidental installation.
- * Automobile fuel dispensing station.
- * Automobile parking garages.
- * Automobile parking lots.
- * Automobile repair garages - no body work.
- * Automobile service stations.
- * Automobile Wash.
- * Bakeries - retail sales.
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- * Barber and beauty schools.
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- * Bicycle sale, rental and repair.
- * Blueprinting, photocopying, photo finishing services.
- * Books - retail sales.
- * Bowling lanes.
- * Building material sale and storage facilities.
- * Business, civic, fraternal association and labor meeting rooms.
- * Business and technical schools.
- * Cabinet shops.
- * Cameras and photo supplies - retail sales.
- * Candy and confectionery - retail sales.
- * Catering services.
- * Day-care centers.
- * Cigars, cigarettes, tobacco - retail sales.
- * Coin-operated amusement centers.
- * Dance halls.
- * Dancing schools.
- * Department stores.
- * Driver training schools (Automobile).
- * Drug stores - retail sales.
- * Dry cleaning and laundromats.
- * Eating place - carry out
- * Eating place - Drive-in
- * Eating place - #1.
- * Eating place - #2.
- * Electrical appliance repair.
- * Engineer's office.
- * Equipment rental services, including cars, trucks and trailers.
- * Exterminating services.

- * Florists.
- * Food brokers - retail, wholesale and storage without processing.
- * Food stores - retail sales
- * Garden stores.
- * Gift shops.
- * Government buildings, structures, or premises used exclusively by federal, state, county, township, or
- * Grocery, meat and fish - retail sales.
- * Gymnasiums
- * Hardware - retail sales.
- * Health studios and clubs.
- * Heating, A/C, electric and plumbing sales, service and repair.
- * Hobby shops - retail sales.
- * Hotels and motels.
- * Insurance agent's office.
- * Jewelry - retail sales.
- * Kennel.
- * Lawn mower sales, service and repair.
- * Leather goods and luggage - retail sales.
- * Libraries.
- * Locksmiths.
- * Medical and dental laboratories.
- * Medical and dental office/clinic.
- * Mortuaries and funeral parlors
- * Motorcycle sales and service.
- * Newsstand - retail sales.
- * Office supplies and stationery - retail sales.
- * Optical goods - retail sales.
- * Package liquor, beer and wine - retail sales - Drive-thru.
- * Package liquor, beer and wine - retail sales.
- * Paint, glass and wallpaper - retail sales.
- * Pet grooming - all day, no overnight
- * Pet sales and supplies - retail sales.
- * Photo studios.
- * Private clubs.
- * Professional Office not otherwise mentioned.
- * Radio and television - sales, service and repair.
- * Real estate broker's office.
- * Repair part - retail sales.
- * Residential use on second story or above.
- * Retail and service uses.
- * Sales offices and service centers.
- * Seamstress and tailor.
- * Shoe repair.
- * Upholstery shop, not involving furniture manufacturing.
- * Variety stores - retail sales
- * Veterinary office - w/boarding
- * Watch, clock and jewelry repair

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 7-6-14
Accepted by [Signature]
Filing Fee Pd. \$150
Receipt # 8556

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION
(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 14 S Short Street - Troy, Ohio 45373

being lot number(s) D08-001170 from B2 to R5
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name JEFFREY A TUOR
Address 14 S Short Street
City Troy
State Ohio
Zip Code 45373
Phone No. 937-414-2514
Fax No. N/A

APPLICANT

Name Kimberly A. Yundley
Address 14 S Weston Rd
City Troy
State Ohio
Zip Code 45373
Phone No. 937-214-6900
Fax No. 937-386-1285
Email JEFF.TUOR@Ftention.com Email REAFTERKim@jgail.com

The applicant is the REALTOR of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$150.00 made payable to the City of Troy

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

Kirkcaldy, J. [Signature]
(Applicant Signature)

Subscribed and sworn to before me this 4 day of April, 2016



My Commission Expires 5/7/2017
(Month/Date/Year)

GREGG HARRIS, Notary Public
In and for the State of Ohio
My Commission Expires May 7, 2017
Recorded in Miami County

[Signature]
(Notary Public)

(For Office Use Only - Do Not Write Below This Line)

REQUIRED DOCUMENTS:

EXHIBIT A	Reasons for Zoning Reclassification
EXHIBIT B	Legal Description
EXHIBIT C	Site Plan: lot dimensions, lot numbers, current zoning, existing and proposed uses
EXHIBIT D	Site Map with Zoning & Owners within 250 feet of parcel
EXHIBIT E	Property Owners List within 250 feet of parcel
Labels	Two (2) Sets of Mailing Labels of Property Owners
Copies	(1) Complete Sets in a reproducible format 11"x17"
Map(s)	One (1) County Tax Map(s)
Filing Fee	Check issued to City of Troy for \$150.00

Additional Documentation (List):

(15)

PLANNING COMMISSION DISPOSITION:

PUBLIC HEARING DATE

RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: 2nd: 3rd: PUBLIC HEARING DATE

COUNCIL COMMITTEE RECOMMENDATION

Approved: Denied: CITY COUNCIL ACTION

Ordinance Number:

Revised 10/25/11

Exhibit "A"

Date: April 4, 2016

To: City of Troy Planning Commission

From: Kimberly A. Yardlay, Realtor- Coldwell Banker Heritage Realtors

Re: 16 S. Short Street-Troy, Ohio 45373

On behalf of the existing owner, I am applying for a zoning change from B2 to R5 on the above referenced property due to the existing accepted "Contract to Purchase".

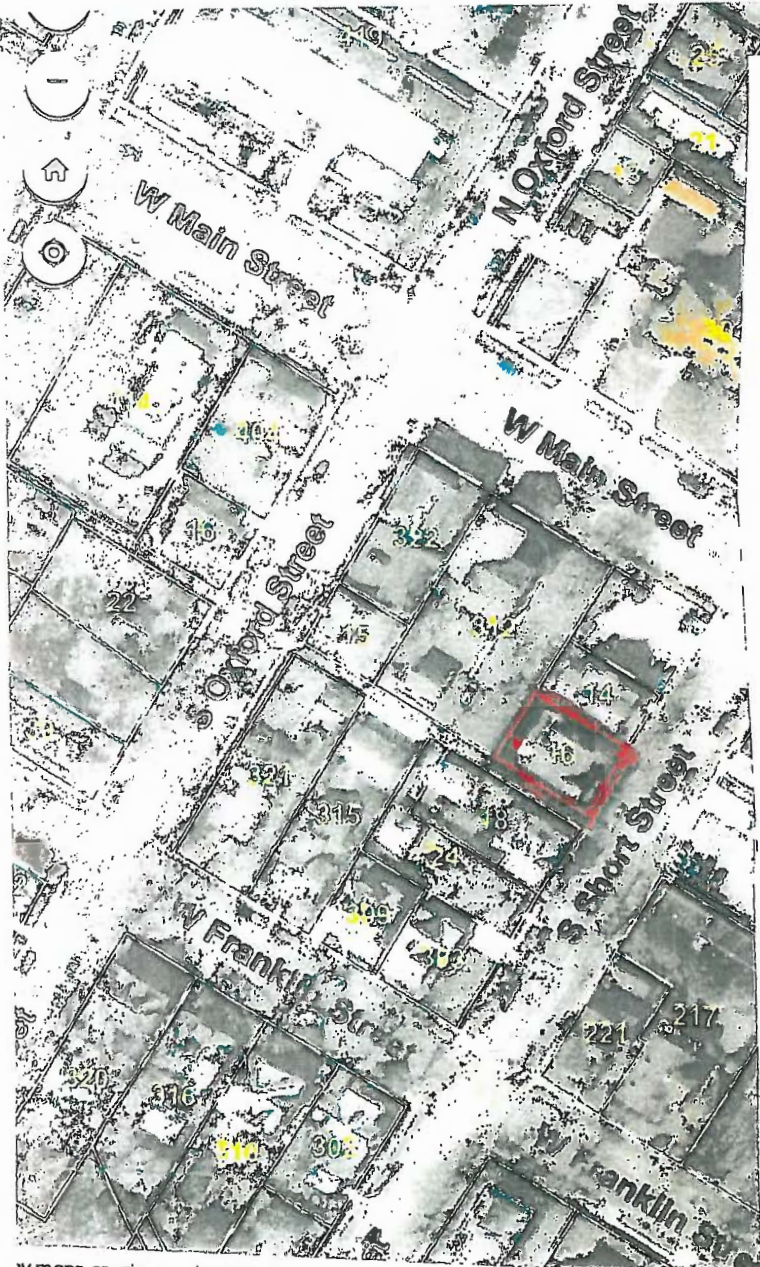
The property has been used as a single family-owner occupied residence since before 1993 and the current purchaser wishes to finance and utilize the residence as the same.

Respectfully,



Kimberly A. Yardlay, Realtor

The Yardlay Group-Coldwell Banker Heritage Realtors
CRS, GRI, ABR, CSP, CDPE, CBNS, CIMS, CMNS



Situate in the State of Ohio, County of Miami, City of Troy:

Being two (2) Tracts out of Inlot No. Thirty-nine (39) in said City of Troy, to-wit:

Tract One: Beginning at an iron pin on the west property line of Short Street and also 116 feet south of the northeast corner of Inlot No. 39; thence westerly parallel with West Main Street 75 feet to an iron pipe; thence southerly parallel with Short Street 45 feet to the north side of a 10 foot alley; thence easterly following the north side of said alley 75 feet to the west property line of Short Street; thence northerly following the west property line of Short Street 45 feet to an iron pipe, to the place of beginning. This tract is identified as Tract C. on the survey recorded in Miami County, Ohio, Lot Book 2, Page 96. For Alley dedication, see Miami County, Ohio, Deed Book 18, Page 483.

Tract Two: Being a strip of land ten (10) feet wide off the south end of the following tract (identified as Tract B. on the survey recorded in Miami County, Ohio, Engineer's Lot Book 2, Page 96), to-wit: Beginning at an iron pin on the west property line of Short Street 60 feet south of the northeast corner of Inlot No. 39; thence westerly parallel with West Main Street 75 feet to an iron pin; thence southerly parallel with Short Street 56 feet; thence easterly parallel to West Main Street 75 feet to the west property line of Short Street; thence northerly following the west property line of Short Street 56 feet to an iron pipe, to the place of beginning.

Parcel ID No. D08-001170

Commonly known as 16 South Short Street, Troy, Ohio 45373

HST-24167

ORDINANCE No. O-29-2016

Devin Legal Blank, Inc.

**ORDINANCE CHANGING THE ZONING OF INLOT 8661
(PARCEL NO. D08-103276) IN THE CITY OF TROY, OHIO
FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO OR-1,
OFFICE RESIDENTIAL DISTRICT**

WHEREAS, a request for zoning change was presented to the Planning Commission of the City of Troy, Ohio, to rezone Inlot 8661 (Parcel No. D08-103276) in the City of Troy, and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has reviewed the plan and recommended approval, and

WHEREAS, at least thirty days notice of the public hearing of said change has been provided in a newspaper of general circulation,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the zoning of Inlot 8661 (Parcel No. D08-103276) in the City of Troy, and as shown on Exhibit A attached hereto, is changed from the zoning of M-2, Light Industrial District, to the zoning of OR-1, Office Commercial district.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law:

Adopted: _____
President of Council

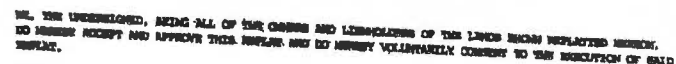
Approved: _____

Attest: _____
Clerk of Council Mayor

REPLAT OF INLOT 6522 - TROY, OHIO

BEING A NUMBER OF PLATE 4822, IN TROX, CALIF. OWNED BY ALLEN'S DEPT. OF HUMAN COM-
MUNICATON'S PHOTOGRAPH AS SHOWN ON HENRI COUNTY RECORDS'S RECORD OF PLATE 12, PAGE 14.

JOHN W. O'BRIEN, NEARLY CHIEF, WASHINGTON
NY: *John W. O'Brien*
REPORT: *John W. O'Brien*

**CHINA HOME CORPORATION**

James S. Wilson
JAMES S. WILSON, VICE-PRESIDENT-FINANCE

Wm. C. C. C.

Philip A. Brown

STATE OF OHIO - COUNTY OF SEAGRAM - S.E.

STATE OF OHIO - COUNTY OF HENRY, S.W.
 WHEREAS, a WRITING SUBSCRIBED BY THE STATE OF OHIO, PURSUANTLY APPROVED JOHN S. WELCH, VICE-PRESIDENT-AT-LARGE, OF HENRY CONGRESSION, THE CONGRESSION WHO DECLINED THE FOREGOING SLAVE, AND ACCORDINGLY-THAT HE WAS NOT SLAVE EMPLOYMENT AS SLAVE VICE-PRESIDENT, IN REPLY OF SAID CONGRESSION THAT IN REPLY OF SAID CONGRESSION BOARD OF DIRECTORS, AND THAT SAID EMPLOYMENT IN THIS FREE ACT AND THAT HE WAS VICE-PRESIDENT, AND INDIVIDUALLY, AND THE FREE ACT AND THAT OF SAID CONGRESSION.

IN SOUTHERN MEXICO, I HAVE RECENTLY DISCOVERED THE NEW MEXICAN OFFICIAL SEAL.

THIS IS THE ONLY OFFICIAL SEAL

Handwritten signature

FOR THE PUBLIC

THIS PLAY REVIEWED AND APPROVED BY THE CITY OF TROY
PUBLIC WORKS DIRECTOR THIS 14 DAY OF DECEMBER 1999

PUBLIC WORKS DIRECTOR
CITY OF TROY, OHIO

TRANSFERRED THIS 16th DAY OF DECEMBER 1926

CHAS. A. PEOPLES
CHAS. A. PEOPLES
DEAN COUNTY AUDITOR

LEGEND
 * IRON PIN SET * CAPPED
 * IRON PIN FOUND
 * MAG NAIL SET
 * RAILROAD SPIKE SET
 * STEEL PIPE

**SURVEY REFERENCE
RECORD PLAT BOOK 12; PAGE 14**

I HEREBY CERTIFY THAT NOTHING IS IN THIS AND CORRESPONDING TO ANY
PERSON, ALL CORRESPONDENCE AND MESSAGES ON THE-AND, FROM
YOUR NAME, IN THE OF THE COMPANY, P.C. AND P.C. NOTES.

Richard M. Blackman
RICHARD M. BLACKMAN, PRESIDENT, COMPANY, INC.



DUPLICATE OF TELETYPE 44-32 - TOLSON, CHIEF
 SCHWARTZ CORPORATION
 TOLSON, CHIEF
 RICHARD H. SCHWARTZ & ASSOCIATES, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 TOLSON, CHIEF 44-3273 PH: (202) 338-5351
 DATE: 3 DEC 68
 INDEXED BY: 1
 SEARCHED BY: 1
 SERIALIZED BY: 1
 FILED BY: 1
 3 DEC 68
 1 OF 1



MEMORANDUM

TO: Mrs. Baker, President, Troy City Council
FROM: Sue Knight, for the Troy Planning Commission
DATE: April 24, 2016
SUBJECT: **REPORT OF THE PLANNING COMMISSION ON THE REZONING OF IL 8661, PARCEL ID NO. D08-103276, FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO OR-1, OFFICE RESIDENTIAL DISTRICT. THIS PARCEL HAS FRONTAGE ON BOTH 532 GRANT STREET AND 619 LINCOLN AVENUE**

On April 13, 2016, the Troy Planning Commission considered the rezoning of Inlot 8661, Parcel D08-103276, from M-2, Light Industrial District, to OR-1, Office Residential District. This parcel is a through lot, having frontage on both 532 Grant Street and 619 Lincoln Avenue. The owner is Trolyre, LLC. The applicant is 619 Lincoln, LLC (Jessica Minesinger). The property consists of .772 acres.

The applicant has cited the reason for the proposed rezoning is "to redevelop the current industrial property to upscale residential lofts. We believe there is a market for this type of housing as well as a significant need to repurpose older industrial buildings in keeping with the residential areas in which they exist." Currently, the building is vacant but was previously the home of *Pro2 Respiratory Services*.

The Planning Commission determined not to hold a public hearing on this rezoning application.

By unanimous vote, the Troy Planning Commission recommends to Troy City Council that Inlot 8661, Parcel D08-103276, be rezoned from M-2, Light Industrial District, to OR-1, Office Residential District, based on the findings of staff that:

- The area has similar "buffer" zoning to the south of the proposed zoning classification; and
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The rezoning would create a more effective buffer to the residential zones adjacent to this location.

Attached is a copy of the information reviewed by the Commission. This request is forwarded herewith to Council for

The Public Hearing before Council has been set for the May 16 meeting of Council.

encl.

TO:	Troy Planning Commission
FROM:	Planning Staff
DATE:	April 13, 2016
SUBJECT:	Rezoning: 532 Grant St.
OWNER:	Trolyre, LLC
APPLICANT: 619 Lincoln, LLC – Jessica Minesinger	

BACKGROUND:

Jessica Minesinger, proposed buyer and applicant agent for 619 Lincoln, LLC, has applied for Planning Commission to consider the rezoning 532 Grant Street (Parcel D08-103276, Inlot 8661). Currently, the property is zoned M-2, Light Industrial District, and the applicant requests that the zoning of the parcel be rezoned to OR-1, Office Residential District.

The property consists of .772 acres on a through lot with Grant Street located on the east side and Lincoln Avenue located on the west side. The surrounding zoning districts include R-5 Single-Family Residential, M-2 Light Industrial Districts, and two (2) lots south is zoned OC-1 Office-Commercial District. A map depicting the surrounding zoning districts has been attached to this report

DISCUSSION:

The applicant has cited the reason for the proposed rezoning is “to redevelop the current industrial property to upscale residential lofts. We believe there is a market for this type of housing as well as a significant need to repurpose older industrial buildings in keeping with the residential areas in which they exist.” Currently, the building is vacant but was previously the home of *Pro2 Respiratory Services*.

This area of the city is dominated by a mix of residential districts abutting industrial districts. The mix of these uses stem from the distant past when industrial zoning districts were established along the railroads because they were the prime source of transportation of goods and services. As the railroads were being reduced in services, the industrial zoning districts of this area remained. It is the intention of the zoning code to eliminate incompatible land uses by providing a buffer district between them.

The Zoning Code describes the OR-1 Office-Residential district as “designed to accommodate a mixture of residential and office uses... Residential and office uses may be mixed in the same building or structure. A variety of personal service uses which are compatible with the other uses of the “OR-1” Office-Residence District are permitted. This district is mapped along major thoroughfares, near hospitals and as a transitional area between commercial and residential uses.”

The OR-1 district limits commercial uses that are envisioned to prevent disruption to the surrounding existing residential neighborhoods and the rezoning will protect the surrounding residences from the more intensive uses that are currently allowed in the M-

2 zoning district. Attached to this report are the permitted uses as described by the OR-1 zoning district and the M-2 zoning district.

It is staff's opinion that adjoining properties will benefit from the positive impact of the proposed rezoning. The proposed OR-1 district permits the greatest flexibility to the reuse of the property while complementing the existing commercial uses and protecting the surrounding residential zoning districts.

The Comprehensive Plan's Future Land Use (Figure 14-4) shows the surrounding area to be predominately residential with light industrial districts mainly to the south. The Comprehensive Plan also depicts the goal of the reuse of vacant or underutilized commercial and industrial structures in the core of the city.

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code, specifically with sections 1131.02(e), and (r). These sections dictate the intent and purpose of the Zoning Code. These sections are listed below:

- 1131.02(e) "To separate incompatible land uses and to cluster compatible and mutually supportive land uses".
- 1131.02(r) "To direct particular land uses to the parcels of land best suited for them..."

The rezoning is consistent with the above listed intentions of the Zoning Code.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The application was not submitted based upon any changing conditions in the area.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The use is compatible with the existing parcels of land located around the proposed rezoning area.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities are provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

There is no vacant land in the vicinity of this proposed rezoning with OR-1 zoning.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

PUBLIC HEARING:

Due to the straight forward nature of the rezoning request and the fact that City Council is required to hold a public hearing if the request proceeds on, staff does not feel that a public hearing before the Planning Commission is warranted.

RECOMMENDATION:

Staff is recommending that the Planning Commission recommend approval of the rezoning from M-2, Light Industrial District to OR-1, Office Residential District, based on the following:

- The area has similar “buffer” zoning to the south of the proposed zoning classification; and
- The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- The rezoning would create a more effective buffer to the residential zones adjacent to this location.

OR-1 Principal Permitted Uses

- Accountant's office.
- Adult Family Home.
- Adult Group Home.
- Architect's office.
- Art galleries and museums
- Artist, sculptor and composer studios.
- Attorney's office
- Automobile parking garages.
- Automobile parking lots.
- Banks and financial institutions.
- Barber and beauty shops.
- Bed and Breakfast.
- Day-care centers.
- Churches, chapels, temples, synagogues.
- Engineer's office.
- Family Home.
- Florists.
- Foster Family Home.
- Gift shops.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public
- Group Home.
- Halfway House.
- Health studios and clubs.
- Insurance agent's office.
- Intermediate Care Home.
- Libraries.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Multiple-family dwelling.
- Newstand-retail sales.
- Nursing homes.
- Photo studios.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Real estate broker's office.
- Residential use on second story or above.
- Rooming houses.
- Schools - primary, intermediate and secondary - public or private.
- Seamstress and tailor.
- Single family dwellings.
- Social Care Home.
- Two-family dwellings

M-2 Principal Permitted Uses

- Agricultural implement sales and service.
- Agricultural uses.
- Auction sales.
- Automobile fuel dispensing station.
- Automobile parking garages.
- Automobile parking lots
- Automobile repair garages - including body work.
- Bakeries - wholesale sales.
- Beverage distributors and bottling plants.
- Bone, canvas, cellophane, clay, cloth, cork, feathers, felt - manufacturing, assembling, compounding, or treatment (or any
- Building material sales and storage facilities.
- Carpentry shops.
- Cash advance businesses.
- Cement block and formed products manufacturing.
- Cold storage plants.
- Commercial greenhouses and nurseries.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Dry cleaning - commercial.
- Electrical and electronic products, components and equipment - manufacturing, assembling or repair.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco, wax.
- Food brokers - retail, wholesale and storage without processing.
- Frozen food lockers.
- Garden stores.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public
- Government buildings, structures, or premises used exclusively by federal, state, county, township or municipal governments for public
- Heating, A/C, electric and plumbing sales, service and repair.
- Liquid fuel, petroleum products, petroleum, and volatile oils - bulk storage stations in accordance with Section 1143.18(g) hereof.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
- Meat processing and packaging, exclusive of slaughtering.
- Medical and dental laboratories.
- Metal products, excluding structural steel and foundry products or product from previously prepared materials - manufacturing.
- Moving and storage companies.
- Musical instruments - manufacturing, assembling or repair
- Novelties, toys and rubber products - manufacturing, assembling or repair.
- Pawn shops.
- Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the manufacture of soap from raw materials or products
- Pool Halls.
- Printing, publishing, binding and typesetting plants.
- Private clubs.
- Public utility.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Sales offices and service centers.
- Sawing and planing mills.
- Sexually oriented business.
- Sign painting and manufacture.
- Stone products processing and manufacturing.
- Tattoo parlors.
- Truck fuel dispensing stations.
- Truck repair facility.
- Truck sales and service.
- Truck washing facility.
- Trucking and motor freight terminals.
- Watches and clocks, including clock operated devices - manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Wholesale houses, warehouse and other storage facilities

OR-1 Office-Commercial District uses not permitted in the M-2 Zoning District

- Accountant's office.
- Adult Family Home.
- Adult Group Home.
- Architect's office.
- Art galleries and museums.
- Artist, sculptor and composer studios.
- Attorney's office.
- Banks and financial institutions.
- Barber and beauty shops.
- Bed and Breakfast.
- Day-care centers.
- Churches, chapels, temples, synagogues.
- Engineer's office.
- Family Home.
- Florists.
- Foster Family Home.
- Gift shops.
- Government buildings, structures, or premises used exclusively by federal, state, county, township, or municipal governments for public.
- Group Home.
- Halfway House.
- Health studios and clubs.
- Insurance agent's office.
- Intermediate Care Home.
- Libraries.
- Medical and dental laboratories.
- Medical and dental office/clinic.
- Mortuaries and funeral parlors.
- Multiple-family dwelling.
- Newstand-retail sales.
- Nursing homes.
- Photo studios.
- Professional Offices not otherwise mentioned.
- Public parks, playgrounds and community centers.
- Public utility.
- Real estate broker's office.
- Residential use on second story or above.
- Rooming houses.
- Schools – primary, intermediate and secondary – public or private.
- Seamstress and tailor.
- Single family dwellings.
- Social Care Home.
- Two-family dwellings.

M-2 Light-Industrial District uses not permitted in the OR-1 Zoning District

- Agricultural implement sales and service.
- Agricultural uses.
- Auction sales.
- Automobile fuel dispensing station.
- Automobile repair garages – including body work.
- Bakeries – wholesale sales.
- Beverage distributors and bottling plants.
- Bone, canvas, cellophane, clay, cloth, cork, feathers, felt – manufacturing, assembling, compounding, or treatment for any.
- Building material sales and storage facilities.
- Carpentry shops.
- Cash advance businesses.
- Cement block and formed products manufacturing.
- Cold storage plants.
- Commercial greenhouses and nurseries.
- Contractor sales, storage and equipment yards.
- Crematoriums (pet and human).
- Dairy and food product processing and packaging.
- Driver training schools (trucks).
- Dry cleaning – commercial.
- Electrical and electronic products, components and equipment – manufacturing, assembling or repair.
- Equipment rental services, including cars, trucks and trailers.
- Exterminating services.
- Fiber, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious stone or metal, sheet metal, shell, textiles, tobacco.
- Food brokers – retail, wholesale and storage without processing.
- Frozen food lockers.
- Garden stores.
- Heating, A/C, electric and plumbing sales, service and repair.
- Liquid fuel, petroleum products, petroleum, and volatile oils – bulk storage stations in accordance with Section 1143.18(g) hereof.
- Machine shops, tool and die shops.
- Machinery and heavy equipment rental, sales and storage.
- Manufacturing, assembling or repair of medical, dental, optical and similar precision instruments or appliances.
- Meat processing and packaging, exclusive of slaughtering.
- Metal products, excluding structural steel and foundry products or product from previously prepared materials – manufacturing.
- Moving and storage companies.
- Musical instruments – manufacturing, assembling or repair.
- Novelties, toys and rubber products – manufacturing, assembling or repair.
- Pawn shops.
- Pharmaceutical products, including cosmetics, toiletries and perfumes, but excluding the manufacture of soap from.
- Pool Halls.
- Printing, publishing, binding and typesetting plants.
- Railroad stations, depots, train yards, classification yards and team tracks.
- Research and engineering laboratories.
- Sales offices and service centers.
- Sawing and planing mills.
- Sexually oriented business.
- Sign painting and manufacture.
- Stone products processing and manufacturing.
- Tattoo parlors.
- Truck fuel dispensing stations.
- Truck repair facility.
- Truck sales and service.
- Truck washing facility.
- Trucking and motor freight terminals.
- Watches and clocks, including clock operated devices – manufacturing, assembling or repair.
- Water filtration plants and pumping stations.
- Wholesale houses, warehouse and other storage facilities.

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: 4.13.16
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed 4-13-16
Accepted by [Signature]
Filing Fee Pd. \$150
Receipt # 2587

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

APPLICATION FOR ZONING AMENDMENT
CITY OF TROY PLANNING COMMISSION
(MUST BE TYPED OR PRINTED LEGIBLY IN BLACK INK)

(READ SECTION 1139 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for an amendment to the City of Troy, Ohio Zoning Code that would change the zoning classification for the property located at 532 Grant St. Troy OH 45373

being lot number(s) 8661 from Industrial to OR-1
(Parcel Identification Number) (Existing Zoning Classification) (Proposed Zoning Classification)

OWNER

Name Trolyre LLC
Address 3400 W. Bancroft
City Toledo
State OH
Zip Code 43601
Phone No. 937.608.1220
Fax No. _____
Email teda@getchanneled.com

APPLICANT

Name 619 Lincoln, LLC
Address 7 S. Plum St
City Troy
State OH
Zip Code 45373
Phone No. 937.875.4034
Fax No. 937.332.7701
Email jessica@minesingercompanies.com

The applicant is the contingent purchaser of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. The reasons for seeking a change in the zoning classification or zoning text: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "C"**.
 - b. The present zoning classification of all surrounding lands located within two hundred and fifty (250) feet of the land proposed to be reclassified: Attach as **EXHIBIT "D"**.
 - c. A list (see example) of the names, addresses, and lot numbers of the owners of property within a radius of two hundred and fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "E"**
 - i. Include one (1) copy of County Tax Maps
 - ii. Include two (2) sets of mailing labels
4. 2 complete sets (Exhibits A-E) reproducible in a format no larger than 11"x17"
5. Filing Fee of \$150.00 made payable to the City of Troy



Engineering

CITY OF TROY, OHIO

100 S. Market St.
P. O. Box 3003
Troy, OH 45373

Phone # 937-339-2641

www.troyohio.gov

Fax # 937-339-9341

Receipt

Date	State No.
4/6/2016	8507

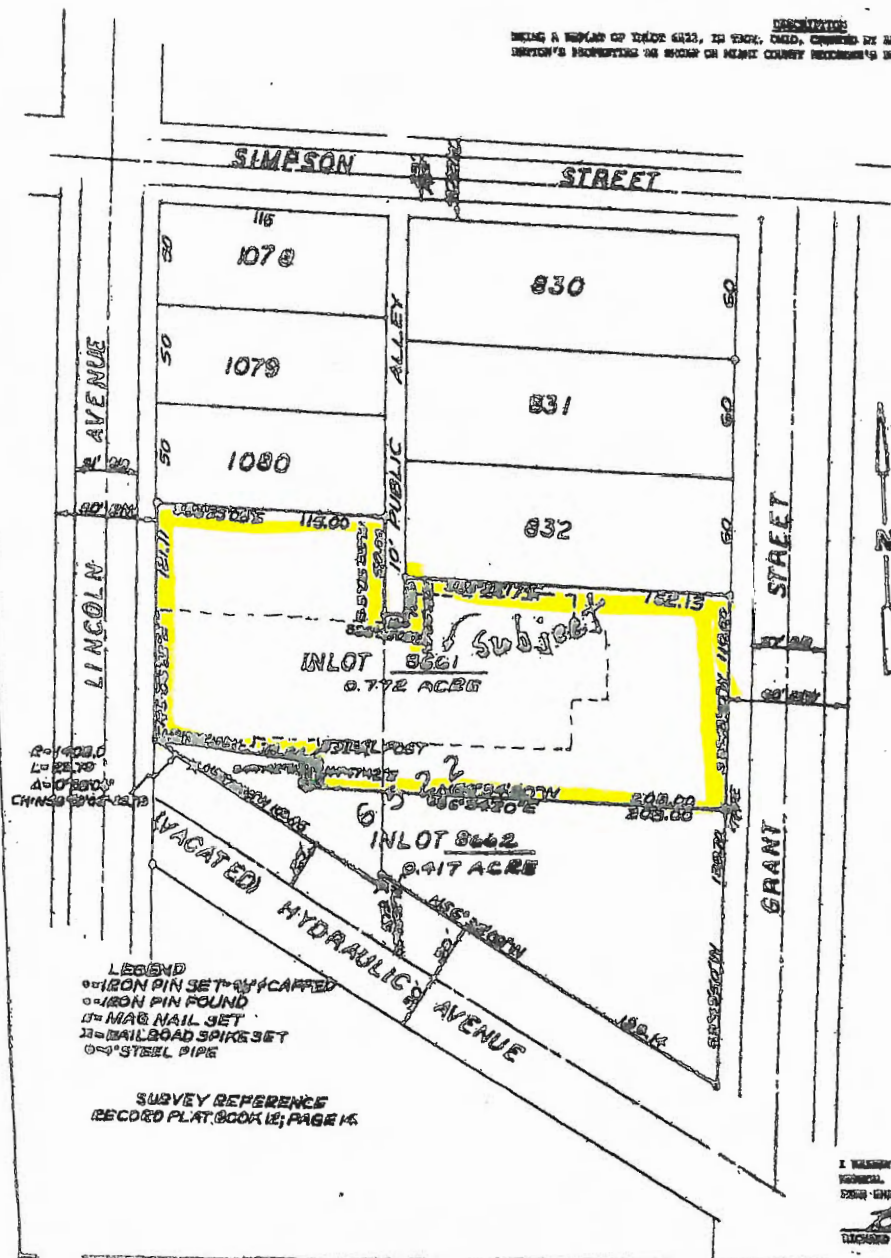
Sold To
619 Lincoln LLC 7 S Plum St Troy OH 45373

Check No.	Payment Method
5329	Check

Item	Description	Qty	Rate	Amount
P/Z Rezoning	532 Grant St, from Industrial to OR-1		150.00	150.00
			Total	\$150.00

Ullrich

Present Zoning:	Proposed Zoning:	Proposed Use:	Proposed Zoning:	Proposed Use:
Individual	02-1	Proposed	02-1	Proposed
Waterfront (644M)	Upscale Residential	Upscale Residential	Upscale Residential	Upscale Residential



DESCRIPTION

BEING A MAP OF TOWN 6123, IN TOWNSHIP 60N., RANGE 17E., COUNTY OF HAMILTON'S HEIGHTS OF MOUNTAIN COMMISSIONER'S PROPERTY ON SECTION 38, MOUNTAIN COUNTY, MISSOURI, BEARING S. 17° E. 1/2 SEC. 12, PAGE 14.

PLAT NO. 18 PAGE 771
 SLIDE CONTAINING NEGATIVE OF PLATE
 DISCOVERED BY SEARCHER 160 DAY OF
DISCOVERY 1978 AT 9:01 A.M.
 FILE NO. 92-10-1 FBI: 0.21
Charles D'Arize
John P. Miller, State Office Building
 BY: Bobby M. [unclear]

12. THE UNDERSIGNED, BEING ALL OF THE OWNERS AND MEMBERS OF THE LINE WHEN SIGNED HEREON, DO HEREBY ACCEPT AND APPROVE THIS PLAN, AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAN.

CASE STUDY: HOMAGE CORPORATION

James S. Black
JAMES S. BLACK, VICE-PRESIDENT-PRESS

W. C. Fink

Philip A. Brown

COUNT OF CHGO - COUNTY OF NIDAX - R.E.

MEMBER OF A GROUP KNOWN AS "THE BROTHERS".

THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS NOR CONCLUSIONS OF THE FBI. IT IS THE PROPERTY OF THE FBI AND IS LOANED TO YOUR AGENCY; IT AND ITS CONTENTS ARE NOT TO BE DISTRIBUTED OUTSIDE YOUR AGENCY.

THEY ARE THE ONLY TWO OF THEIR KIND IN THE WORLD.

Richard M. Kline
BORNE KUNG

RECEIVED
OFFICIAL SEAL
JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

THIS PLAY REVIEWED AND APPROVED BY THE CITY OF TROY
PUBLIC WORKS DIRECTOR THUR 12 TH DAY OF DECEMBER 1999

Samuel O. Luff
PUBLIC WORKS DIRECTOR
CITY OF TROY, OHIO

TRANSFERRED THIS 16th DAY OF June 1950

**ONE A. PEPPLES,
DEAN COUNTY AUDITOR**

ST. John's
DEPUTY AUDITOR

I WISH TO CORRECT THIS REPORT TO BE THAT THE CORRECT AS GIVEN
WAS THAT ALL THESE CHARGES WERE MADE BY THE FBI, AND THAT
THEY WERE NOT BY THE FBI, D.C. AND P.C. BUREAU.

Richard M. Kline
RICHARD M. KLINE, FORTIFICATION SERVICE DISTO



REPORT OF INFO 6822 - TWIN, OGD		
MINIST CORPORATION TWIN, OGD		
WILLIAM L. (LAWSON) A. HARRINGTON, INC. CIVIL ENGINEERING & LAND SURVEYING TWIN, OGD 05732 TEL: (507) 218-9331		
DATE:	WORK ON: DATED BY: CHECKED BY:	CHECK NO.
3 DEC 98	WORKS: 12 in dia	1 OF 1

EXHIBIT A

Reason for seeking a change in zoning classification or zoning text –

We wish to redevelop the current industrial property to upscale residential lofts. We believe there is a market for this type of housing as well as a significant need to repurpose older industrial buildings in keeping with the residential areas in which they exist.

EXHIBIT B

619 Lincoln/532 Grant, Troy OH

Situate in the City of Troy, County of Miami, in the state of Ohio and being lot numbered eight thousand six hundred sixty-one (8661) in the said City of Troy, Miami County, Ohio



REZONING APPLICATION, 532 GRANT STREET / 619 LINCOLN AVENUE, FROM M-2, LIGHT INDUSTRIAL DISTRICT, TO OR-1, OFFICE RESIDENTIAL DISTRICT, IL 8661, PARCEL ID NO. D08-103276, OWNER IS TROLYRE, LLC. THE APPLICANT IS 619 LINCOLN, LLC (JESSICA MINESINGER). Staff

reported: Jessica Minesinger is the proposed buyer and applicant agent for 619 Lincoln, LLC.; property consists of .772 acres on a through lot with Grant Street located on the east side and Lincoln Avenue located on the west side; surrounding zoning districts include R-5 Single-Family Residential, M-2 Light Industrial Districts, and two (2) lots south is zoned OC-1 Office-Commercial District; applicant has cited the reason for the proposed rezoning is "to redevelop the current industrial property to upscale residential lofts. We believe there is a market for this type of housing as well as a significant need to repurpose older industrial buildings in keeping with the residential areas in which they exist."; building is vacant but was previously the home of *Pro2 Respiratory Services*; it is staff's opinion that adjoining properties will benefit from the positive impact of the proposed rezoning; the proposed OR-1 district permits the greatest flexibility to the reuse of the property while complementing the existing commercial uses and protecting the surrounding residential zoning districts; the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code.

The proposed rezoning is consistent with the Zoning Code, specifically with sections 1131.02(e), and (f). These sections dictate the intent and purpose of the Zoning Code. These sections are listed below:

- 1131.02(e) "To separate incompatible land uses and to cluster compatible and mutually supportive land uses".
- 1131.02(f) "To direct particular land uses to the parcels of land best suited for them..."

The rezoning is consistent with the above listed intentions of the Zoning Code.

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The application was not submitted based upon any changing conditions in the area.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The use is compatible with the existing parcels of land located around the proposed rezoning area.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified.

All utilities are provided.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development.

There is no vacant land in the vicinity of this proposed rezoning with OR-1 zoning.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property.

Not applicable in this request.

Staff did not recommend the Commission hold a Public Hearing, and recommended approval of the rezoning application based on the findings of:

- o The area has similar "buffer" zoning to the south of the proposed zoning classification; and
- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- o The rezoning would create a more effective buffer to the residential zones adjacent to this location.

Mrs. Minesinger was present. She stated that the adjacent parking lot is not part of the land she wishes to purchase and is not part of the application, and she stated that the purchase of the property is contingent on the approval of the rezoning. It was noted that signed permission of the property owner was not part of the submittal.

PUBLIC HEARING: A motion was made by Mr. Wolke, seconded by Mr. Titterington, that the Commission not hold a public hearing on the rezoning application for 619 Lincoln/532 Grant Street.

MOTION PASSED, UNANIMOUS VOTE

REZONING: A motion was made by Mayor Beamish, seconded by Mrs. Mahan that the Troy Planning Commission recommends to Troy City Council that 532 Street / 619 Lincoln Avenue (IL 8661, Parcel ID No. D08-103276) be rezoned from M-2, Light Industrial District, to OR-1, Office Residential District, subject to the written permission of the property owner, and based on the findings of staff that:

- o The area has similar "buffer" zoning to the south of the proposed zoning classification; and
- o The proposed rezoning is consistent with the intent and purposes of the City of Troy Zoning Code; and
- o The rezoning would create a more effective buffer to the residential zones adjacent to this location

MOTION PASSED, UNANIMOUS VOTE

ORDINANCE No. O-30-2016

Dayton Legal Blank, Inc.

**ORDINANCE ACCEPTING THE DEDICATION OF A
RIGHT-OF-WAY**

WHEREAS, a plat for the dedication of 0.291 acres of part of Inlots 7099 and 7100 located along the east side of Union Street, south of Dakota Street, was presented to the Planning Commission of the City of Troy, Ohio, and

WHEREAS, such plat has been submitted to this Council for approval,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, as follows:

SECTION I: That 0.291 acres of part of Inlots 7099 and 7100 in the City of Troy, Ohio, as shown on the attached plat as Exhibit "A", presented to Council and now on file with the Clerk of Council, is hereby dedicated to a public purpose.

SECTION II: That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said dedication plat for record in the Office of the Recorder of Miami County, Ohio.

SECTION III: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

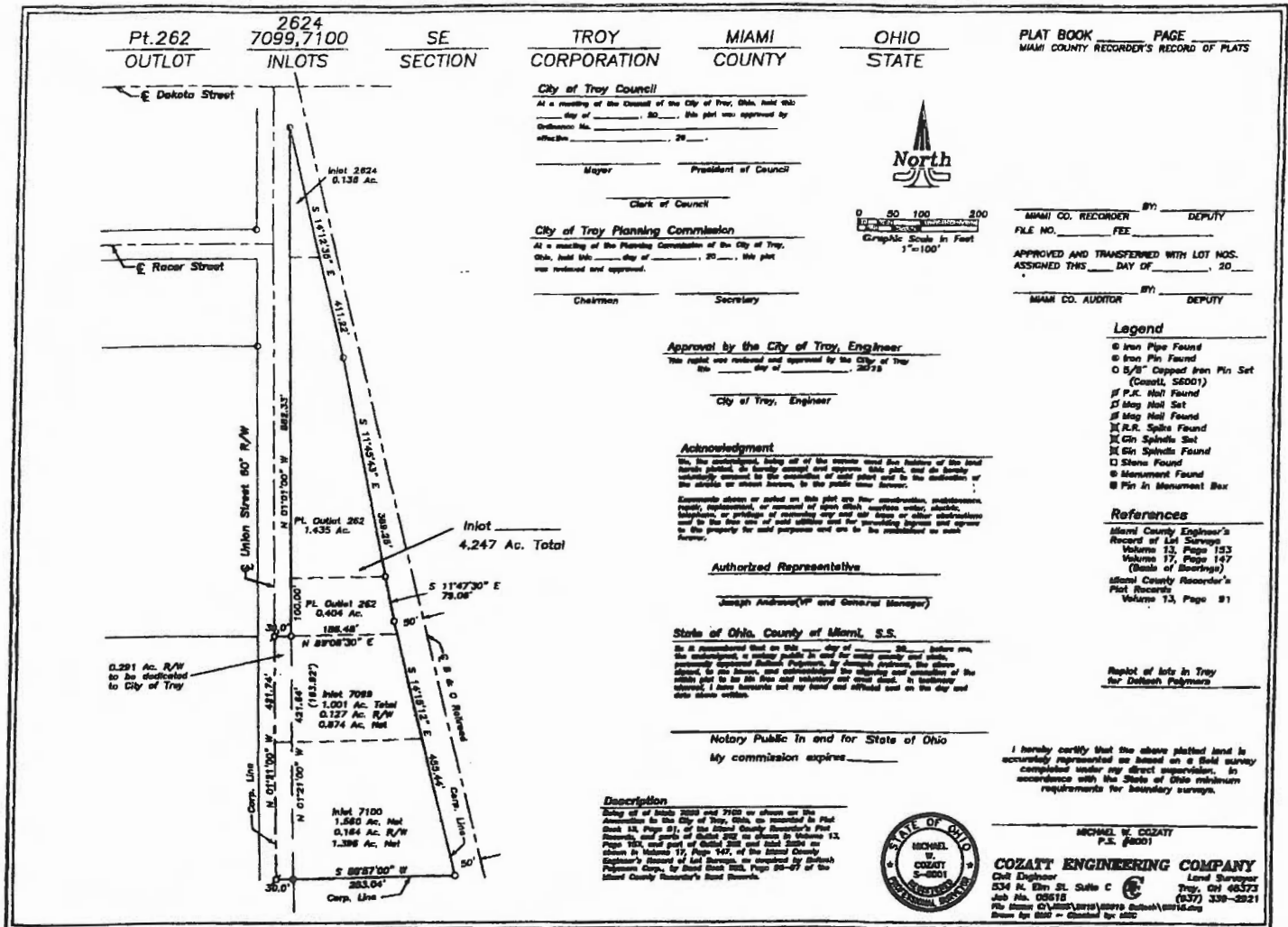
President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

EXHIBIT "A"



ORDINANCE No. O-31-2016

Dartmouth Legal Blank, Inc.

**ORDINANCE ACCEPTING THE DEDICATION OF A
RIGHT-OF-WAY**

WHEREAS, a plat for the dedication of 0.094 acres of part of Inlot 6384, located along the north side of East Staunton Road, west of Meadow Lane, was presented to the Planning Commission of the City of Troy, Ohio, and

WHEREAS, such plat has been submitted to this Council for approval,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, as follows:

SECTION I: That 0.094 acres of part of Inlot 6384, in the City of Troy, Ohio, as shown on the attached plat as Exhibit "A", presented to Council and now on file with the Clerk of Council, is hereby dedicated to a public purpose.

SECTION II: That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said dedication plat for record in the Office of the Recorder of Miami County, Ohio.

SECTION III: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

ORDINANCE No. O-32-2016

Dayton Legal Blank, Inc.

**AN ORDINANCE DECLARING THE INTENTION TO LEVY A TAX
IN EXCESS OF THE TEN MILL LIMITATION FOR THE PURPOSE
OF PROVIDING FOR ESSENTIAL FUNDING FOR PARKS AND
RECREATIONAL PURPOSES FOR THE RESIDENTS OF THE
CITY OF TROY, OHIO (SECTIONS 5705.03, 5705.05, AND
5705.19[H] OF THE OHIO REVISED CODE)**

WHEREAS, on May 2, 2016, The Council of the City of Troy, Ohio, passed, enacted and adopted Resolution No. R-26-2016, declaring the necessity, in order to provide essential funding for parks and recreational purposes, to levy a tax in excess of the ten mill limitation, to raise the amount of \$1,000,000.00 during each year that said levy is in effect, for a period of ten years; and

WHEREAS, pursuant to said Resolution, and as is required by Section 5705.03 of the Ohio Revised Code, the Clerk of the Council of the City of Troy, Ohio, certified a true and correct copy of said enactment to the Auditor of Miami County, Ohio, with the request that said official certify to this Council the total current tax valuation of the City, and the number of mills required to generate \$1,000,000.00 annually throughout the life of the levy set forth in said Resolution; and

WHEREAS, the Auditor of Miami County, Ohio has certified to this Council the total current tax valuation of the City of Troy, which is \$498,707,540.00; and that an estimated annual levy of twenty and one tenth (0.201) mills for each one dollar (\$1.00) of valuation, which is twenty and one tenth cents (\$0.201) for each one hundred dollars (\$100.00) of valuation, will be required to produce the annual amount of \$1,000,000.00 annually throughout the life of said levy,

WHEREAS, the amount of taxes which may be raised within the ten mill limitation will be insufficient to provide an adequate amount for the necessary requirements of the City of Troy, Miami County, Ohio, and the City of Troy City Council, pursuant to Section 5705.03 (B) of the Ohio Revised Code, has requested and secured from the Auditor of Miami County, Ohio, the certification by said official as to the total current tax valuation for the City of Troy, and the amount necessary to generate one million (\$1,000,000.00) in annual revenue, which is a 2.01 mill levy for the City of Troy;

NOW, THEREFORE, BE IT ORDAINED by the City of Troy, Miami County, Ohio no fewer than two-thirds (2/3) of all of the members concurring as follows:

SECTION I: That it is hereby found and determined that the amount of taxes which may be raised within the ten mill limitation will be insufficient to provide an adequate amount for the necessary requirements of the City of Troy, Ohio. That it is necessary to levy a tax in excess of the ten mill limitation for the benefit of said City of Troy for the purpose of providing essential funding for parks and recreational purposes, as permitted by Section 5705.19 (H) of the Ohio Revised Code, at a rate not exceeding two and one hundredth (0.021) for each one dollar (\$1.00) of valuation, which amounts to twenty and one tenth cents (\$0.201) for each one hundred dollars (\$100.00) of valuation to be levied for ten (10) years, beginning with the tax year 2016, and continuing for the tax years 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, and 2025, to be first collected in the calendar year 2017, which proposed levy shall be an ADDITIONAL LEVY; which will effect the imposition of new and additional taxation.

SECTION II: That it is the desire and intention of the Council of the City of Troy, Ohio, to proceed with the submission of such additional tax levy and issue to the electors of the City of Troy, Ohio.

SECTION III: That the question of levying such tax in excess of such limitation be submitted to the electors of the City of Troy, Ohio, at the general election to be held at the usual voting places within the said City of Troy, Miami County, Ohio on the 8th day of November, 2016.

SECTION IV: That said levy shall be placed upon the tax lists of the duplicate year of tax year 2016, to be first collected in the calendar year 2017 and to remain on the tax lists of duplicate years of the tax years 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, and 2025, in compliance with provisions of Section 5705.34 of the Ohio Revised Code, if a majority of the electors voting thereon vote in favor thereof.

SECTION V: That the Clerk of Council of the City of Troy, Ohio be and she hereby is directed to certify a true and correct copy of this Resolution, and to direct the same to the Miami County Board of Elections, immediately after its passage; and further, that she request that the said Miami County Board of Elections cause notices of the question of levying said tax to be given as required by law.

SECTION VI: That the form of the ballot to be used at said election and in conjunction with said issue shall be substantially as follows:

"Shall an additional levy be imposed by the City of Troy, Miami County, Ohio, for the purpose of providing essential funding for parks and recreational purposes and a levy of taxes to be made outside of the ten mill limitation estimated by the County Auditor to be to twenty and one tenth (0.201) mills per each one dollar (\$1.00) of tax valuation, which is twenty and one tenth cents (\$0.201) for each one hundred dollars (\$100.00) of tax valuation, for a period of ten years, commencing in 2016, first due to be collected in calendar year 2017.

_____ FOR THE TAX LEVY
_____ AGAINST THE TAX LEVY "

SECTION VII: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor



City of Troy

ITEMS OF INTEREST

TO: Mayor Beamish
Mrs. Baker, President of Council
Council Members

FROM: Patrick E. J. Titterington, Director of Public Service and Safety

A handwritten signature in red ink, likely belonging to Patrick E. J. Titterington, the Director of Public Service and Safety.

DATE: May 13, 2016

We are providing the following for your information:

- Major Project Update:
 - Marina Building – interior work is completed. The aerial walkway and exterior balcony work and structural steel installation are now underway.
 - Treasure Island Park – work is nearing completion for both the amphitheater and the shelter house and work is underway on the large entry sign by Elm St.
 - Streetscape (East Main Street between Walnut and Mulberry Streets) – sidewalk reconstruction and asphalt restriping has been completed. The new street lights have been installed. Traffic signal bases have been set. The contractor has been granted an extension and the expected completion date is now July 15.
- Daniel A. Guillozet has been appointed to and hired for the position of City of Troy Police Officer, Third Class; Step 1 effective May 23, 2016.

Upcoming Events on Prouty Plaza

May 23	Picnic on the Plaza- THS Jazz Band
May 25	Picnic on the Plaza- 7 th Grade Band
May 26	Picnic on the Plaza- 8 th Grade Band
May 27	Troy Streets Alive- Dancing in the Streets
May 29	Welcome Summer Concert- Troy Civic Band

Upcoming Events at Hobart Arena

May 24	Troy High School Senior Awards Assembly
May 26	Upper Valley Career Center Graduation
May 27	Miami East High School Graduation
May 28	Troy High School Graduation
May 29	Covington High School Graduation

Items of Interest

May 13, 2016

Page 2

Calendar of Meetings

May 16	7:00 p.m.	Council	City Hall Council Chambers
May 18	4:00 p.m.	Rec Board	Hobart Arena
May 25	3:30 p.m.	Planning Commission	City Hall
June 6	7:00 p.m.	Council	City Hall Council Chambers
June 7	11:00 a.m.	Park Board	City Hall
June 8	3:30 p.m.	Planning Commission	City Hall

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads



Operations
Items of Interest
May 13, 2016

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 263 tons of residential trash since the last report of 238 tons.
- Handled two recycling complaints and five trash complaints.
- Cleaned and swept the square and downtown area.
- Collected several compliant brush piles and T-bags.
- Swept City streets. We are on our 2nd round of sweeping the entire City. The sweeper will be out over the next seven months as weather permits. We usually can complete three to four rounds of sweeping per year.
- Completed one round of right-of-way and ditch mowing operations.
- Used 200 tons of asphalt on 80 repairs since the asphalt plant opened in April. Initially we focus on openings that are currently filled with gravel such as main breaks and water repairs.
- Met with Doug Wenning for coordination of the Strawberry Festival set up and tear down.
- Provided barricades for the Police Memorial ceremony.
- Made repairs to the bike path along Elm Street.

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed.
- Delivered the bucket truck, EL-1, to a contractor for service.
- Removed a concrete base for a traffic pole at Mulberry St. and Race St.
- Repaired several street lights at Duke Park.
- Performed maintenance on the clear well drain pump at the Water Plant.
- Replaced several damaged electrical outlet covers downtown.
- Installed a 100 amp underground circuit on E. Main St. for use during festivals.
- Repaired a fluorescent light in the Billing and Collection Office.
- Converted several stairwell lights to LEDs at City Hall.
- Installed a networking cable at the pool.
- Performed maintenance on the softball scoreboards at Duke Park.
- Repaired a 400 watt light at Herrlinger Park.
- Performed the Spring preventative maintenance on the sports lighting at the parks.

Water Distribution/Sewer Maintenance - Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets.
- Investigated numerous high consumption alerts.
- Completed numerous work orders for Billing and Collection.
- Shut-off non-payment customers and reconnected as payments were made.
- Repaired a fire hydrant at the Community Park shelter that had been hit and also repaired a fire hydrant at St. Rt. 41 and Marybill Dr.
- Upgraded water services at S. Walnut St. and S. Ridge Ave.
- Repaired a leaking water service at S. Union St.
- Made an 8" tap for the Storypoint Development on Towne Park Dr.
- Flushed the water line and started a bacteria test on the new line for the strip mall by Meijer.
- Shut the water down and took bacteria samples from the line at Meijer where the hydrant was moved.
- Replaced a catch basin at intersection of E. Race St. and S. Walnut St., and also replaced catch basins on Amelia Ave. and Southview Dr.
- TV'd lines on Stonyridge Ave.
- Jetted a sewer back-up on W. Main St. and Cherry St.

Water Treatment Plant – Jeff Monce

- For the month of April 2016, the WTP pumped a total of 100.373 million gallons (MG) to our distribution system and customers in West Milton and parts of Miami County (avg. 3.353 MG/day). Total precipitation recorded at the WTP for April was 3.05". Respective totals for April in previous years are:

2015: 101.651 MG; 4.72"
2014: 103.817 MG; 6.39"
2013: 120.765 MG; 4.13"
2012: 123.590 MG; 1.34"
2011: 109.412 MG; 8.73"
2010: 114.774 MG; 1.77"
2009: 111.287 MG; 3.96"
2008: 114.187 MG; 1.04"
2007: 116.194 MG; 2.91"

- Thirteen bulk water account holders withdrew a total of 198,690 gallons from the WTP Bulk Water Station during April; revenue was \$1,895.49.
- A total of 6,892,220 gallons were pumped to the Extra High Service pressure zone in northwest Troy by the EHS Booster Station for April 1-30, for an average daily consumption in that zone of 0.222 MG.
- A vendor has completed routine service to Train 1 gear motors.
- Well 16 repairs and upgrade are complete. This well was returned to full service on May 11.
- Detailed vibration analysis of all distribution pumps was performed May 10.

- The 2015 Consumer Confidence Report (CCR) is available at Miami County Public Health Offices, Troy-Miami County Public Library, City Offices, and the Water Plant. A link to this document is on the City's website, Facebook and Twitter sites.
- Sludge removal continues and will be completed next week.

Wastewater Treatment Plant – Tim Snider

- Traders pump #1 has a seal leak. Since this pump is considered obsolete and repair parts can no longer be purchased a replacement pump will be purchased for replacement.
- A SCADA Tech was on site to perform annual calibration certification on the plant effluent flow meter.
- A vendor was on site to replace a faulty fan motor on the Blower Building A/C unit.
- A contractor completed installation of the new bio solids dewatering press.
- A plumber repaired a leak from the potable water line that enters the Blower Building.
- A vendor cleaned all of the drain lines in the sludge processing building.
- A contractor is on site preparing surfaces of the handrails on the aeration tanks and primary clarifiers. Also preparing the 1500 Kva generator housing for painting. This work was included in the 2016 budget.
- Staff continues to vac grease from the old C&D building.
- Staff continues to complete preventive maintenance work orders.

**Items of Interest
Engineering Department
May 11, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
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PUBLIC WORKS PROJECTS

2015-01	MIA - Troy East Main Street Downtown Streetscape (PID 93240)	ODOT will fund a portion of this project. LJ DeWeese Co., Inc. was awarded the project. Sidewalk reconstruction and asphalt restriping has been completed. Contractor is waiting delivery of the poles, which are scheduled for delivery in the spring. Trees and street lights have been installed. Awaiting updated shipping date from the manufacturer for traffic signal lights.
2014-16	Hobart Arena Renovation and Expansion	MSA Architects designed of this project. Monarch Construction, Inc. is the general contractor. Every other week construction coordination meetings are occurring with the contractor and MSA. Construction progressing with concrete footers, electrical, hvac, plumbing and masonry work. Footers, concrete slabs, plumbing rough-ins are ongoing.
2014-17	Marina & Boathouse Renovation	The contract was awarded to Bruns General Contracting. Interior work is completed. Balcony/deck improvements are progressing with concrete grout by the end of this week. Interior punchlist items are being completed this week.
2014-18	Treasure Island Marina & Park Improvements	The City entered into a contract with Double Jay Construction. Construction has restarted and is nearing completion. Handrail, fountain installation, final asphalt, final site grading and seeding are ongoing.
2014-12	Extra High Service (EHS) Water Tower	The Water Tower project contract was being awarded to CB&I Constructors, Inc. The contract document is complete. A preconstruction meeting is scheduled for the next week.
2014-03	Water Regionalization Study	Council authorized a contract with RA Consultants. The City provided estimated hours for operations and administration necessary for West Milton and Miami County infrastructure. Staff continues to work with the consultant. Phase 2 of the regionalization, looking at the County as a retail customer, is being analyzed. Meetings with West Milton and Miami County were held on March 9. Awaiting County response from the results meeting. West Milton is interested in moving to the next phase of City retail services.
2015-05	Sewer Regionalization Study	Council authorized a contract with RA Consultants, LLC. The City provided estimated hours for operations and administration necessities for West Milton and Miami County infrastructure. Staff continues to work with the consultant. Phase 2 of the regionalization, looking at the County as a retail customer, is being analyzed. A meeting with Miami County was held on March 9. Awaiting County response from the results meeting.
2015-03	Washington Road Waterline	Choice One Engineering Company designed a water loop along Washington Road from W. Main St. to W. Stanfield Rd. Finrock Construction Co. was awarded the construction contract. Finrock is doing restoration work along the pipe route.
2015-04	Nottingham Subdivision Sewer Gravity	Access Engineering, LLC was authorized to design a gravity sewer from the Nottingham Subdivision to Piqua-Troy Road at Troy-Urbana Road. Easement requests are being coordinated with the property owners. Preliminary layout has been reviewed and the design continues. Bidding and construction is anticipated for Summer of 2016.

**Items of Interest
Engineering Department
May 11, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
2015-10	Troy Recreational Trail Resurfacing (PID 100778)	Council approved the ODOT LPA Agreement including accepting ODOT funding and finalizing bike path easements according to federal regulations. Resurfacing is scheduled to occur SFY 2020 (calendar year July 2019). The project will be Local-Let (i.e. implemented by City Staff) and will be funded 80/20 ODOT/Troy. Staff has begun the environmental review and right-of-way acquisition with ODOT. Staff will be requesting RFPs for anticipated ROW/easement acquisition.
2015-29	West Market Street (SR 55) and Fenner Road Traffic Signal	Choice One Engineering Corporation completed the design of the signal. Bansal Construction, Inc. has been awarded the contract. Choice One is performing construction administration and periodic inspection of the construction contractor. Submittals are filing in. Site work is anticipated in June 2016.
2014-08	McKaig Road Improvements Phase 3	This phase includes work from Madison St. (RR tracks) alley west of Lake St. (end of Heywood Elementary property). Council authorized an agreement with LJB, Inc. to complete design. Council authorized the project at a not to exceed \$1,500,000.00. Finrock Construction Co. was awarded the project at a cost not to exceed \$1,170,000.00. A preconstruction meeting occurred and construction is anticipated to begin closer to Memorial Day.
2015-23	North Market Street Improvements Phase 2	This phase includes work from Kirk Lane/Foss Way to Stonyridge Avenue. Council authorized Choice One Engineering Corporation to design the project. Construction is anticipated to occur in 2017. A preliminary design meeting occurred.
2015-34	West Main Street Corridor Study from I-75 to Cherry Street	This project analyzes W. Main St. between I-75 and downtown for capacity and multiple modes of transportation in order to improve safety. Request for Proposals were sent out to qualified consultants and proposals are due back on June 9 by 4:00 pm.
ANNUAL PROJECTS		
2014-21	Sidewalk Program 8	Invoices have been sent to the property owners involved in this program; the property owners had until April 15 to pay the bills or they will be assessed to their property taxes for five (5) years. Assessment cards are being completed and will be provided to Miami County Auditor's Office.
	Sidewalk Program 2016	Sidewalk quantities are being obtained/measured for the 2016 sidewalk repair program. Staff is requesting Council authorize the Resolution of Necessity for the 2016 sidewalk program which is located in the following location: areas along S. Plum St., S. Cherry St., S. Walnut St. and S. Mulberry St. between Main St. and Franklin St.; S. Market St., S. Walnut St. and S. Mulberry St. between E. Franklin St. and E. Canal St.; and the area encompassed by S. Market St., E. West St., S. Clay St., Ross St., and S. Mulberry St. which include the following streets Young, Enyeart and Dakota. Packets explaining the City's sidewalk repair program were sent out with response from property owners requested by May 13, as to how they would like to proceed with repair of their sidewalks. A legal notice was published for property owners who were not reached via certified letters.

**Items of Interest
Engineering Department
May 11, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
	Paving Program 2016	Streets to be paved are being coordinated with Vectren Bare Steel/Cast Iron replacement program, Water/Sewer/Storm necessary improvements, and the age of the existing street. Council authorized bidding the paving program adding McKaig Road from South Dorset Road to SR 718. Bids will be opened on May 25.
96435	MIA - 55 - 11.83 Bridge Redecking North Market Street (PID 96435)	ODOT-Let and funded project. Project will begin construction in June 2016. The bridge will remain open but traffic will be modified with half of the bridge closed at a time. Resurfacing of N. Market St. from Water St. to Staunton Rd. will be completed as part of the redecking project at an 80/20 cost split (ODOT/City). Council authorized the 20% estimated funding for the project to proceed. A preconstruction meeting was held on May 11.
	Engineering Electronic and Hard Copy File Organization	Staff has been working with an outside contractor to make the Engineering electronic/hard copy files organized in such a way that all staff can have access to most documents. This will improve efficiency with document filing and reduce the volume of space necessary. Staff re-implemented project numbers. Record drawings organization, personnel files clean-up, and project processes continue. P&Z files are also being organized. Project categorization and filing process is being finalized. Records retention and organization of the Zoning hard copy files are being analyzed and implemented.
2015-11	Updating City Construction Standards	Staff is working with Choice One Engineering Corporation (COEC) to update the standards. A review meeting occurred and updates are being completed by COEC. Review meetings continue to occur to review the marked-up standards with Street standards review remaining.
	Sensus Analytics Controlled Launch	A kick-off meeting occurred, but Staff is awaiting water tower maintenance contract discussions prior to attaching to the tower. Contact has been made with the tank maintenance contractor, and they are reviewing the additional connection requests per contract requirements. Pilot for Sensus Analytics is set up and ready to begin.
	GPS Data Collection	Collection of data continues. Staff is obtaining OUPS markings from the Vectren gas main work occurring throughout the City and other construction/maintenance activities from City staff or contractors.
	Sidewalk, Sewer, and Sump Inspections	Inspections are continuing to be completed as requested.

SUBDIVISION PROJECTS

2012-08	Edgewater	Section 7 has obtained final course of asphalt, and escrow agreement will be held until final buildout of subdivision. Section 8 was approved by Council. Construction plan comments have been returned to the developer's design engineer, and staff is awaiting modifications.
2015-07	Halifax	Section 1 underground utilities installation and the initial course of asphalt have been installed. House construction has begun. Staff has been asked to look into lighting options.
2007-25	Hawk's Nest	Section 2 awaiting final course of asphalt. A punch list has been completed and forwarded to the developer.

**Items of Interest
Engineering Department
May 11, 2016**

PROJ #	PROJECT TITLE	PROJECT STATUS
2015-06	Nottingham	Section 8 construction has intermediate course complete and housing development is ongoing. Section 9 is approved and construction has begun by C Miller.
2003-35	Villages of Concord (formerly Oakmont)	Section 5 is awaiting final punch list and final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via special assessment process. Punch list has been created and forwarded the developer in order to attempt to complete the subdivision. Staff has reached out to developer to encourage completion of development without assessment process. Staff is formulating a letter to the developer.
2013-19	Stonebridge Meadows	Section 2-B final course of asphalt has been completed. Section 3 construction has intermediate asphalt with final grading occurring for house pad elevations. Due to fill issues, the escrow agreement continues to be evaluated with the developer. The homebuilder, Ryan Homes, has contacted the City to remedy issues with the escrow agreement. Construction drive maintenance and stormwater controls maintenance has been requested by the developer due to their current condition.
2016-02	Legacy Grove	A developer has requested approval for a Planned Unit Development (PUD) for a plat of land along McKaig Road east of Concord Elementary School. The proposal will be going to Planning Commission.
2007-19	Pleasantview Estates	Section 3 is awaiting final course of asphalt. Due to the lack of construction progress in recent years, the City is investigating the potential of completing the subdivision via special assessment process. Punch lists have been completed and will be sent to the developer in order to attempt to complete the subdivision. Section 4 plat has been approved. Construction has not begun.

High Usage Alert Records

Address	24 Hr. usage Cu Ft.	Shut Off: Yes - No	Date	Reconnect: Yes - No - Cause
Stoneyridge	600	No	April 20, 2016	Not Running
Southview	400	No	April 20, 2016	Filling Pool
W. Ross	600	No	April 20, 2016	Filling Pool
S. Stanfield	500	No	April 20, 2016	KFC left blue card
E. Main	300	No	April 20, 2016	K's-advised
Pennsylvania	2800	No	April 26, 2016	Advised maintenance
W. St. Rt. 55	400	No	April 26, 2016	No filling water tanks
Bridle Path Way	400	No	April 29, 2016	Resident advised they will check
N. Market	400	No	May 4, 2016	No hose left on
E. Race	900	No	May 9, 2016	No advised occupants
E. Dakota	300	No	May 9, 2016	No advised occupants
S. Dorset	400	No	May 9, 2016	No advised occupants
S. Market	500	No	May 10, 2016	No left blue card B&C to contact
S. Market	400	Yes	May 11, 2016	No left blue card B&C to contact
W. Main	400	No	May 10, 2016	No left blue card B&C to contact

TROY FIRE DEPARTMENT

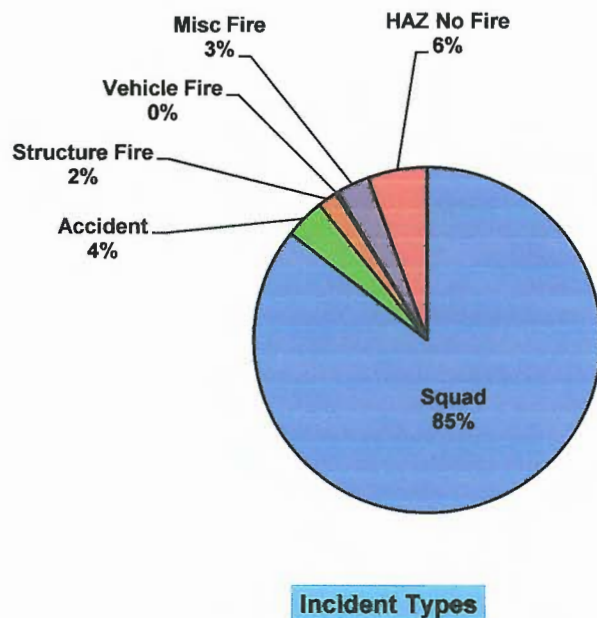
1528 North Market Street Troy, OH 45373



Here are the department's statistics for the month of March. The department has been very active with incidents, training, fire prevention education and inspections.

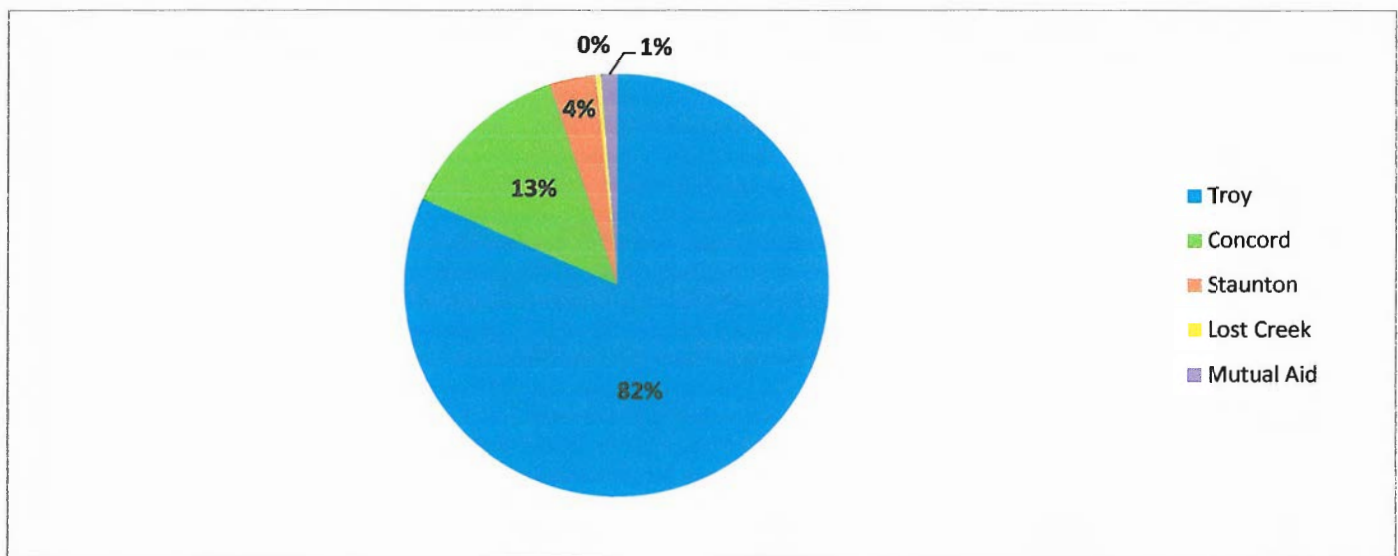
March Incidents

Incidents							
	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total	% of Fire Calls
Squad	347	51	14	1	2	415	0.86
Accident	10	5	0	1	2	18	0.04
Structure Fire	6	3	0	0	0	9	0.02
Vehicle Fire	0	0	1	0	0	1	0.00
Misc Fire	11	2	2	0	0	15	0.03
HAZ No Fire	22	3	0	0	2	27	0.06
Total Incidents	396	64	17	2	6	485	1.00



2016 Troy Fire Department Incidents

Total Incident Report		
	Total Incidents	% of Total
Troy	396	0.82
Concord	64	0.13
Staunton	17	0.04
Lost Creek	2	0.00
Mutual Aid	6	0.01
Total	485	1.00



Total Response Report				
	EMS Responses	Fire Responses	Total	% of Total
Troy	365	108	473	0.78
Concord	56	36	92	0.15
Staunton	21	14	35	0.06
Lost Creek	2	1	3	0.00
Mutual Aid	3	2	5	0.01
Total	447	161	608	1.00

2016 Troy Fire Department Responses

Fire Responses

Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total
Engine-1	78	25	6	1	0	110
Engine-2	11	2	1	0	0	14
Engine-3	10	2	0	0	1	13
Tanker-1	0	3	2	0	0	5
Tower-1	0	0	0	0	0	0
Grass-1	1	0	2	0	0	3
Truck-8	8	4	3	0	1	16
Total	108	36	14	1	2	161

Medic Assists					
	Troy	Concord	Staunton	Lost Creek	Total
Engine 1	54	17	4	1	76
Truck-8	7	4	3	0	14
Grass-1	0	0	0	0	0
Total	61	21	7	1	90

EMS Responses

EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Other	Total
Medic-1	110	17	0	0	2	129
Medic-2	136	16	21	2	0	175
Medic-3	118	22	0	0	1	141
Medic-4	1	1	0	0	0	2
Total	365	56	21	2	3	447

Dollar Value Saved & Loss Analysis March 2016

Dollar Value Saved & Loss Analysis March 2016				
Total Value	Total Loss	Total Saved	Percent Loss	Percent Saved
\$ 513,229	\$ 118,659	\$ 394,570	23%	77%

Narrative:

March 9, 2016

7:50pm

#16-1006

2315 S. County Rd. 25A

Loss: \$80,000

Fire Cause: Undetermined

E1, E2, Tanker 1, M3, M4, C1, C2, C3, C4, C5, T8 responded to a Single story pole barn attached to a business. Upon arrival crews found heavy flames and smoke from side of structure. A quick attack from initial crews contained the fire to building of origin. Miami County Fire investigators were assisted by the Troy Fire Department. Investigators still have this fire listed as undetermined until investigation is completed. No injuries were reported during this incident.

March 27, 2016

8:48pm

#16-1288

4845 Fenner Road

Loss: \$36,000

Fire Cause: Accidental

E1, E3, Tanker 1, M2, responded to a report of possible trailer on fire near a building. Upon arrival crews found a livestock trailer fully involved with a small field fire. A quick attack from arriving crews minimized damage to the trailer only. Resident had accidentally left a warming lamp near combustibles inside the trailer. No injuries were reported during this incident.

The following are the statistics for the Fire Prevention Bureau. We have been very busy in public education, inspections, consultations and responding to emergency incidents. We are currently fully staffed and are working diligently on multiple projects.



March Fire Prevention Stats	
General Inspections:	69
Re-Inspections:	11
Plan Reviews:	14
Fire Prevention Permits:	2
Fire Investigations:	1
Fire Responses:	6
Ambulance Responses:	33
Public Education Events:	13
Persons in Attendance at PE Events:	181
Car Seats:	2
Short Shift Hours:	154

TROY FIRE DEPARTMENT

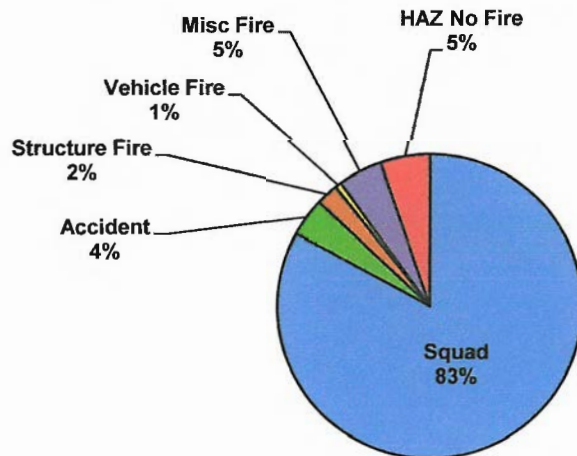
1528 North Market Street Troy, OH 45373



Here are the department's statistics for the month of April. The department has been very active with incidents, training, fire prevention education and inspections.

April Incidents

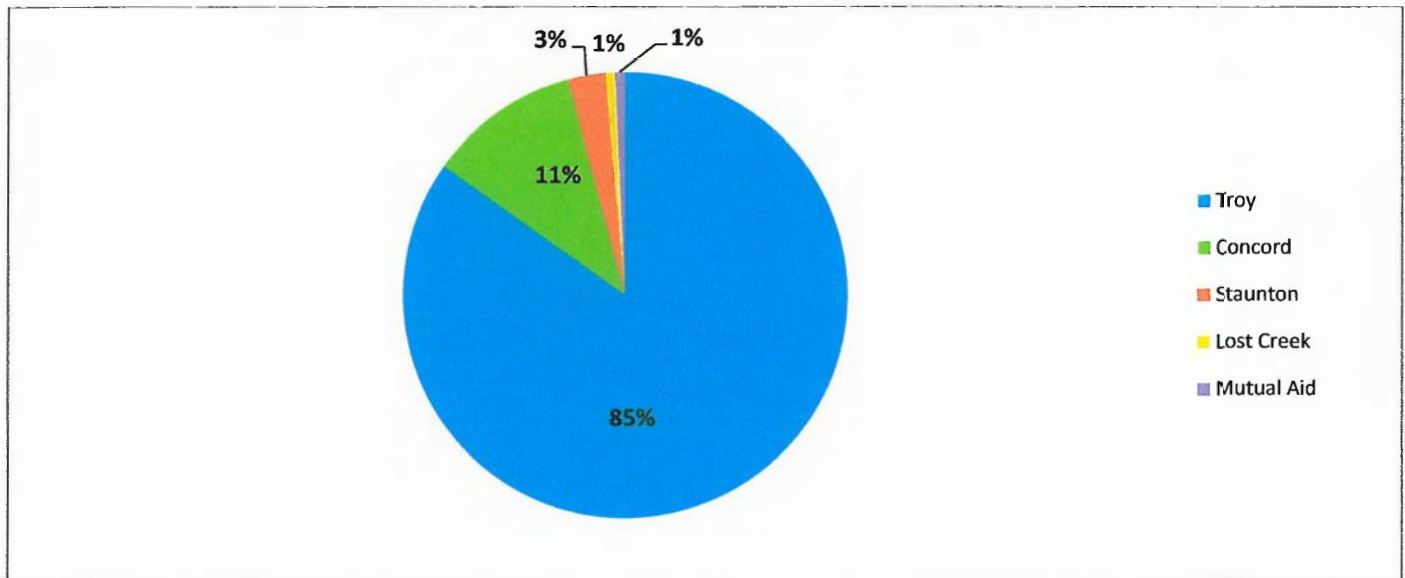
Incidents		
	Total	% of Fire Calls
Squad	388	83%
Accident	19	4%
Structure Fire	11	2%
Vehicle Fire	3	1%
Misc Fire	22	5%
HAZ No Fire	25	5%
Total Fire Call	468	100%



Incident Types

April Troy Fire Department Incidents

Incidents							
	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total	% of Fire Calls
Squad	336	44	6	0	2	388	83%
Accident	11	8	0	0	0	19	4%
Structure Fire	9	2	0	0	0	11	2%
Vehicle Fire	2	1	0	0	0	3	1%
Misc Fire	12	8	2	0	0	22	5%
HAZ No Fire	20	3	2	0	0	25	5%
Total Incidents	390	66	10	0	2	468	100%



Total Response Report				
	EMS Responses	Fire Responses	Total	% of Total
Troy	361	124	485	84%
Concord	55	29	84	14%
Staunton	6	3	9	2%
Lost Creek	0	0	0	0%
Mutual Aid	2	0	2	0%
Total	424	156	580	100%

April Troy Fire Department Responses

Fire Responses

Fire Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Mutual Aid	Total
Engine-1	82	19	1	0	0	102
Engine-2	9	2	2	0	0	13
Engine-3	7	2	0	0	0	9
Tanker-1	1	2	0	0	0	3
Tower-1	2	0	0	0	0	2
Grass-1	2	2	0	0	0	4
Truck-8	21	2	0	0	0	23
Total	124	29	3	0	0	156

Medic Assists					
	Troy	Concord	Staunton	Lost Creek	Total
Engine 1	51	8	0	0	59
Truck-8	19	1	0	0	20
Grass-1	0	0	0	0	0
Total	70	9	0	0	79

EMS Responses

EMS Response Report						
Unit	Troy	Concord	Staunton	Lost Creek	Other	Total
Medic-1	106	16	1	0	1	124
Medic-2	114	21	4	0	1	140
Medic-3	140	18	1	0	0	159
Medic-4	1	0	0	0	0	1
Total	361	55	6	0	2	424

Dollar Value Saved & Loss Analysis April 2016

Dollar Value Saved & Loss Analysis April 2016				
Total Value	Total Loss	Total Saved	Percent Loss	Percent Saved
\$ 117,309	\$ 117,309	\$ 0	100%	0%

Narrative:

April 12, 2016

2:36pm

#16-1551

2523 Thornhill Dr.

Loss: \$115,000

Fire Cause: Accidental

E-1, M-1, M-2, M-3, C-2, C-3 & C-5 responded to a single story residential structure with heavy fire coming out of a bedroom window and heavy smoke already venting from eaves. Once on scene, crews quickly extinguished the fire. Investigators determined the cause to be accidental in nature due to a child playing with a lighter.

The following are the statistics for the Fire Prevention Bureau. We have been very busy in public education, inspections, consultations and responding to emergency incidents. We are currently fully staffed and are working diligently on multiple projects.



April Fire Prevention Stats

General Inspections:	58
Re-Inspections:	4
Plan Reviews:	8
Fire Prevention Permits:	0
Fire Investigations:	1
Fire Responses:	3
Ambulance Responses:	13
Public Education Events:	8
Persons in Attendance at PE Events:	341
Car Seats:	0
Short Shift Hours:	52

Law Enforcement Activity Report
3/30/2016 TO 4/28/2016

RECEIVED

MAY 04 2016

AUDITOR'S OFFICE

Ordinance Cases Filed

Criminal	
Bradford/Sheriff	2
Piqua Police Department	1
Tipp City Income Tax Department	4
Tipp City Police Department	1
Troy Police Department	15
West Milton Police Department	2
	<u>25</u>

Traffic	
Covington Police Department	11
Piqua Police Department	38
Tipp City Police Department	39
Troy Police Department	122
West Milton Police Department	7
	<u>217</u>

State Cases Filed

Criminal	
Bradford/Sheriff	2
Covington Police Department	6
Dog & Kennel	3
Miami County Health Board	15
Ohio State Patrol	17
Personal	2
Piqua City Health Department	1
Piqua Police Department	51
Pleasant Hill / Sheriff	2
Sheriff's Department - Miami County	60
Tipp City Police Department	20
Troy Police Department	112

Law Enforcement Activity Report
3/30/2016 TO 4/28/2016

West Milton Police Department	29
Wildlife	2
	<u>322</u>
<hr/>	
Traffic	
<hr/>	
Bethel/Sheriff	15
Covington Police Department	2
Eliz. Twp./Sher. (nullify 1/1/2012)	2
Ohio State Patrol	465
Piqua Police Department	14
Pleasant Hill / Sheriff	4
Sheriff's Department - Miami County	107
Tipp City Police Department	26
Troy Police Department	74
West Milton Police Department	8
	<u>717</u>
Grand Total:	<u><u>1,281</u></u>

MEMO

To: Patrick Titterington, Director of Public Service and Safety

From: Tim Davis, Planning & Zoning Manager

Date: May 11, 2016

Subject: Planning Division Update

I have attached two reports which summarize concerns that are being addressed by the Planning Division from April 29, 2016 to May 11, 2016. The first report shows all permits that were issued by the Planning Division. The report contains the address and type of permit and separates the information by each ward. There were 35 permits issued during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going issues. Both open and closed concerns are listed and are separated by each ward.

As in the past, all costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. If the property owner does not pay the invoice, the cost will be assessed to the property taxes.

CITY OF TROY - WARD ONE
PERMIT REPORT
04/29/2016 TO 05/11/2016

2016034F	5/9/2016	956 LINWOOD DR	TAYLOR, MALLORIE	0
FENCE		D08048080	956 LINWOOD DR	10.00
		N/A	LV	0
		FENCE, 5/6/16	NL	0
		MEADOWLAWN 4	BA	0
		0/0/		
/				
2016083Z	5/9/2016	1229 NORTHBROOK LN	SCHIML, PAUL & MICHELLE	0 WATSONS
ABOVE GROUND POOL		D08058240	1229 NORTHBROOK LN	25.00 2590 WHIPP RD
		N/A	LV	0 CENTERVILLE, OH
		ABOVE GROUND POOL, 5/2/16	NL	0 937-436-9600
		NORTHBROOK 2	BA	0
		0/0/		
/				
2016032F	5/5/2016	1770 SARATOGA DR	MINESINGER, JACOB	0
FENCE		N/A	3560 MCCURDY RD	10.00
		8269	LV	0
		FENCE, 5/2/16	NL	0
		HUNTERS RUN	BA	0
		0/0/		
/				

CITY OF TROY - WARD TWO
PERMIT REPORT
04/29/2016 TO 05/11/2016

1302WT	5/6/2016	906 GOVERNORS RD	KEYSTONE HOMES IN TROY	0
WATER TAP-RES		N/A	906 GOVERNORS RD	2000.00
		10550	LV	3032
		3/4" WATER TAP, RESIDENTIAL, 5/6/16	NL	843
		0/0/	BA	1439
/				
2016082Z	5/9/2016	906 GOVERNORS RD	KEYSTONE HOMES IN TROY	0 KEYSTONE HOMES
SINGLE FAMILY W/BASMNT		N/A	906 GOVERNORS RD	103.14 PO BOX 980
		10550	LV	3032 TROY, OH 45373
		SINGLE FAMILY W/BASEMENT	NL	843 937-332-8669
		0/0/	BA	1439
/				
3044ST	5/6/2016	906 GOVERNORS RD	KEYSTONE HOMES IN TROY	0
SEWER TAP - RES		N/A	906 GOVERNORS RD	1200.00
		10550	LV	3032
		5/8" SEWER TAP, RESIDENTIAL, 5/6/16	NL	843
		0/0/	BA	1439

2016034S	5/9/2016	510 WATER ST W	MIAMI COUNTY COMMISSIONERS	0	QUINT CUSTOM SIGNS
WALL SIGN		N/A	510 WATER ST W	62.70	427 N MAIN ST
		N/A		LV	0 PIQUA, OH 45356
		WALL SIGN, 5/5/16	TROY, OH 45373	NL	0 937-615-9332
				BA	0

2016070Z	5/3/2016	202 STAUNTON RD E	CITY OF TROY	0	
ANTENNA		N/A	100 MARKET ST S	100.00	
		N/A		LV	0
		ANTENNA 5-2-16	TROY, OH 45373	NL	0
		N/A		BA	0

CITY OF TROY - WARD THREE
PERMIT REPORT
04/29/2016 TO 05/11/2016

3041ST	5/3/2016	615 CLAY ST S		0	
SEWER TAP - COMM		N/A		1600.00	
		N/A		LV	0
		SEWER TAP, 1" METER, 5/3/16		NL	0
				BA	0

2016036F	5/9/2016	124 DAKOTA ST W	GODWIN, JEFFREY	0	COMPTON BROTHERS
FENCE		N/A	124 DAKOTA ST W	10.00	11 ROSS ST W
		N/A		LV	0 TROY, OH 45373
		FENCE, 5/5/16	TROY, OH 45373	NL	0 937-573-9747
		N/A		BA	0

2016079Z	5/6/2016	713 MULBERRY ST S	MAY, JAMES AND JULIE	0	
SHED		N/A	713 MULBERRY ST S	25.00	
		N/A		LV	0
		SHED 5/3/16	TROY, OH 45373	NL	0
		N/A		BA	0

2016032S	4/29/2016	251 UNION ST S	FRAZIER, JAY	0	
WALL SIGN		N/A	3400 POTOMAC CREEK CT	29.50	
		N/A		LV	0
		SIGN, 4/28/16	ORLANDO, FL	NL	0
		N/A		BA	0

2016035F	5/9/2016	435 WALNUT ST S	ALEXANDER, ERIN	0	POTTER FENCE
FENCE		N/A	435 S WALNUT ST	10.00	678 GINGHAMSBURG RD
		N/A		LV	0 TIPP CITY, OH 45371
		FENCE, 5/5/16	TROY, OH 45373	NL	0 937-693-3623
		N/A		BA	0

0/0/

2016080Z	5/6/2016	920 WALNUT ST S	MOEHL, MATTHEW D	0	
ADDITION TO RESIDENCE		N/A	920 S WALNUT ST	25.00	
		N/A		LV	0
		LANDSCAPING WALL, 5/5/16	TROY, OH 45373	NL	0
				BA	0

0/0/

2016071Z	5/5/2016	222 RACE ST W	WATT, MICHAEL A AND AMY	0	
SHED		N/A	222 RACE ST W	25.00	
		N/A		LV	3801
		SHED, 4/28/16	TROY, OH 45373	NL	0
				BA	375

0/0/

CITY OF TROY - WARD FOUR
PERMIT REPORT
04/29/2016 TO 05/11/2016

2016017OC	5/10/2016	1620 GRAY HAWK CT	SHARPE, DIANE	0	
OCCUPANCY-HOME		N/A	1620 GRAY HAWK CT	25.00	
		10448		LV	0
		HOME OCCUPANCY, 5/2/16	TROY, OH 45373	NL	0
				BA	0

0/0/

2016069Z	4/29/2016	5135 PETERS AVE	DAVIS, RALPH	0	
DETACHED GARAGE		N/A	511-1/2 PETERS AVE	25.00	
		N/A		LV	0
		SHED, 4/28/16	TROY, OH 45373	NL	0
				BA	0

0/0/

CITY OF TROY - WARD FIVE
PERMIT REPORT
04/29/2016 TO 05/11/2016

2016033S	5/5/2016	15 DORSET RD S		DW28 MONROE LLC		0
WALL SIGN		N/A		PO BOX 5580		25.00
		N/A			LV	0
		TS 5-4-16 THRU 6-2-16		TOLEDO, OH 43613	NL	0
			0/0/		BA	0

2016033F	5/6/2016	637 CLARENDON RD		ROZELL, WILLIAM		0
FENCE		D08053770		637 CLARENDON RD		10.00
		N/A			LV	0
		FENCE, 5/2/16		TROY, OH 45373	NL	0
		WESTBROOK 7	0/0/		BA	0

2016081Z	5/6/2016	637 CLARENDON RD		ROZELL, WILLIAM		0
DECK		D08053770		637 CLARENDON RD		25.00
		N/A			LV	0
		DECK, 5/2/16		TROY, OH 45373	NL	0
		WESTBROOK 7	0/0/		BA	0

2016072Z	5/6/2016	1008 PEMBURY PL		PHYLLAIER, RON		0 WATSONS
ABOVE GROUND POOL		D08058576		1008 PEMBURY PL		25.00 2590 WHIPP RD
		N/A		1008 PEMBURY PL	LV	1852 CENTERVILLE, OH
		ABOVE GROUND POOL, 5/3/16		TROY, OH 45373	NL	2560 937-436-9600
		BROOK PARK NORTH 1	0/0/		BA	708

CITY OF TROY - WARD SIX
PERMIT REPORT
04/29/2016 TO 05/11/2016

2016037F	5/9/2016	35 FOX HARBOR DR		LUCAS, JENNIFER		0
FENCE		N/A		35 FOX HARBOR DR		10.00
		N/A			LV	0
		FENCE, 5/2/16		TROY, OH 45373	NL	0
		N/A	0/0/		BA	0

2016078Z	5/6/2016	2211 HEATHERSTONE DR		RYAN HOMES		0 RYAN HOMES
SINGLE FAMILY W/BASMNT		N/A		884 PLEASANT VALLEY DR		91.21 884 PLEASANT VALLEY
		10555			LV	3501 SPRINGBORO, OH 45066
		SINGLE FAMILY W/ BASEMENT, 5/3/16		SPRINGBORO, OH 45066	NL	245 937-521-3306
		STONEBRIDGE MEADOWS	0/0/		BA	375

1300WT	5/3/2016	2211 HEATHERSTONE DR	RYAN HOMES	0
WATER TAP-RES		N/A	884 PLEASANT VALLEY DR	2000.00
		10555	LV	0
		3/4" WATER TAP, RESIDENTIAL, 5/3/16	NL	0
		STONEBRIDGE MEADOWS	BA	0
/				
3040ST	5/3/2016	2211 HEATHERSTONE DR	RYAN HOMES	0
SEWER TAP - RES		N/A	884 PLEASANT VALLEY DR	1200.00
		10555	LV	0
		5/8" SEWER TAP - RESIDENTIAL, 5/3/16	NL	0
		STONEBRIDGE MEADOWS	BA	0
/				
3039ST	5/3/2016	3294 HEATHERSTONE DR	RYAN HOMES	0
SEWER TAP - RES		N/A	884 PLEASANT VALLEY DR	1200.00
		10569	LV	2758
		5/8" SEWER TAP -RESIDENTIAL, 5/3/16	NL	442
		STONEBRIDGE MEADOWS 0/0/	BA	1328
/				
2016076Z	5/6/2016	3294 HEATHERSTONE DR	RYAN HOMES	0 RYAN HOMES
SINGLE FAMILY W/BASMNT		N/A	884 PLEASANT VALLEY DR	95.28 884 PLEASANT VALLEY
		10569	LV	2758 SPRINGBORO, OH 45066
		SINGLE FAMILY W/BASEMENT, 5/3/16	NL	442 937-521-3306
		STONEBRIDGE MEADOWS 0/0/	BA	1328
/				
1299WT	5/3/2016	3294 HEATHERSTONE DR	RYAN HOMES	0
WATER TAP-RES		N/A	884 PLEASANT VALLEY DR	2000.00
		10569	LV	2758
		3/4" WATER TAP - RESIDENTIAL, 5/3/16	NL	442
		STONEBRIDGE MEADOWS 0/0/	BA	1328
/				
2016074Z	5/6/2016	3298 HEATHERSTONE DR	RYAN HOMES	0 RYAN HOMES
SINGLE FAMILY W/BASMNT		N/A	884 PLEASANT VALLEY DR	97.70 884 PLEASANT VALLEY
		10568	LV	3589 SPRINGBORO, OH 45066
		SINGLE FAM RES W/BASEMENT	NL	673 937-521-3306
		STONEBRIDGE MEADOWS 0/0/	BA	508
/				
2016077Z	5/6/2016	3301 HEATHERSTONE DR	RYAN HOMES	0 RYAN HOMES
SINGLE FAMILY W/BASMNT		N/A	884 PLEASANT VALLEY DR	96.01 884 PLEASANT VALLEY
		10557	LV	3597 SPRINGBORO, OH 45066
		SINGLE FAMILY W/ BASEMENT	NL	486 937-521-3306
		STONEBRIDGE MEADOWS 0/0/	BA	518
/				
2016075Z	5/6/2016	3306 HEATHERSTONE DR	RYAN HOMES	0 RYAN HOMES
SINGLE FAMILY W/BASMNT		N/A	884 PLEASANT VALLEY DR	94.21 884 PLEASANT VALLEY

10565				LV	3801	SPRINGBORO, OH 45066
SINGLE FAMILY W/BASEMENT			SPRINGBORO, OH 45066	NL	245	937-521-3306
STONEBRIDGE MEADOWS	0/0/			BA	375	

/

1301WT	5/5/2016	2305 LARKSPUR DR	DENLINGER & SONS BUILDERS	0	DENLINGER & SONS
WATER TAP-RES		N/A	1291 ARCHER DR	2000.00	1291 ARCHER DRIVE
		10486		LV	1800 TROY, OH 45373
		3/4" WATER TAP, RESIDENTIAL, 5/5/16	TROY, OH 45373	NL	615 937-335-9096
		THE MEADOWS OF STONEBRIDGE	0/0/	BA	0

/

3043ST	5/5/2016	2305 LARKSPUR DR	DENLINGER & SONS BUILDERS	0	
SEWER TAP - RES		N/A	1291 ARCHER DR	1200.00	
		10486		LV	1800
		5/8" SEWER TAP, RESIDENTIAL, 5/5/16	TROY, OH 45373	NL	615
		THE MEADOWS OF STONEBRIDGE	0/0/	BA	0

/

2016073Z	5/6/2016	2305 LARKSPUR DR	DENLINGER & SONS BUILDERS	0	DENLINGER & SONS
SINGLE FAMILY RESIDENCE		N/A	1291 ARCHER DR	68.00	1291 ARCHER DRIVE
		10486		LV	1800 TROY, OH 45373
		SINGLE FAMILY RESIDENCE, 5/5/16	TROY, OH 45373	NL	615 937-335-9096
		THE MEADOWS OF STONEBRIDGE	0/0/	BA	0

/

3042ST	5/4/2016	1635 MCKAIG RD	CAMPBELL, CURTIS	0	ALEXANDER SEWER & DRAIN S
SEWER TAP - RES		N/A	1635 MCKAIG RD	1600.00	2 S. MAIN ST., P. O. BOX
		N/A		LV	0 CASSTOWN, OH 45312
		1" SEWER TAP, RESIDENTIAL, 4/26/16	TROY, OH 45373	NL	0 937-335-7509
				BA	0

/

CITY OF TROY - WARD ONE
VIOLATIONS BY ADDRESS
04/29/2016 TO 05/11/2016

1211 HILLTOP CIR	TRASH & DEBRIS N/A	05/09/16 20160778	05/09/16 KING, PAUL	09/06/16
5-9-16 sb Mattress by dumpster. Certified, follow up 5-17-16				
1243 HILLTOP CIR	TRASH & DEBRIS N/A	05/09/16 20160780	05/09/16 AA PROPERTY MANAGEMENT LLC	09/06/16
5-9-16 sb Couch by dumpster, certified, follow up 5-17-16				
1275 HILLTOP CIR	TRASH & DEBRIS N/A	05/09/16 20160779	05/09/16 SBS INVESTMENTS LLC	09/06/16
5-9-16 sb Couch by dumpster, certified, follow up 5-17-16				
1291 HILLTOP CIR	BRUSH LETTER N/A	05/11/16 20160799	05/11/16 SMITH, HERMAN	09/08/16
5-11-16 sb Brush, complete. Certified, follow up 5-18-16				
0 HUNTERS RIDGE DR	TALL WEEDS/GRASS N/A	05/10/16 20160783	05/10/16 HUNTERS RIDGE HOA STORMWAT	05/10/17
5-10-16 Tall grass 5-5-16, certified, follow up 5-18-16				
1514 LEE RD	TALL WEEDS/GRASS HUNTERS RIDGE TWO	05/10/16 20160784	05/10/16 TROY URBANA DEVELOPMENT	05/10/17
5-10-16 sb Tall grass in big detention pond 5-5-16. Certified, follow up 5-18-16				
1219 MAPLECREST DR	BRUSH LETTER N/A	04/29/16 20160657	04/29/16 ESTATE OF ELDORA LEON MILL REMOVED BY CONTRACTOR	08/27/16 05/05/16
4-29-16 sb Brush behind the sidewalk, near creek. Certificate, follow up 5-5-16				
5-5-16 sb Brush still there, send to OZ. Close.				
1219 MAPLECREST DR	TALL WEEDS/GRASS N/A	05/02/16 20160668	05/02/16 ESTATE OF ELDORA LEON MILL	05/02/17
4-29-16 sb Tall weeds, certificate, follow up 5-5-16				
5-5-16 sb Tall grass, send to OZ, follow up 5-19-16				
1065 NUTMEG SQ N	BRUSH LETTER MEADOWLAWN 9	05/03/16 20160718	05/03/16 B & T UNLIMITED INC	08/31/16
5-3-16 sb Huge pile of brush in street. Certified, follow up 5-13-16				
1713 SARATOGA DR	BRUSH LETTER N/A	05/11/16 20160801	05/11/16 MOELLER, KEVIN	09/08/16
5-11-16 sb Brush. Certified, follow up 5-18-16				
1785 SARATOGA DR	FENCE NO PERMIT HUNTERS RUN 1	05/11/16 20160811	05/11/16 WELKER, GREG	05/11/16
5-11-16 sb Looks like they are installing a new fence without a permit. Certificate, follow up 5-20-16				

CITY OF TROY - WARD TWO
VIOLATIONS BY ADDRESS
04/29/2016 TO 05/11/2016

906 ATLANTIC ST	TALL WEEDS/GRASS	05/11/16 20160808	05/11/16 HOBLIT, STEVEN R	05/11/17
5-10-16 dp TW Certificate follow up 5-18-16.				
402 MAIN ST W	NO OCCUPANCY PERMIT N/A	05/03/16 20160716	05/03/16 YODER, MYRNA	06/02/16
5-3-16 sb Letter to Pamela Wall, business owner of Nature's Path. Moved in sometime after March of 2015 no Occupancy Permit. Certificate, follow up 6-6-16 5-9-16 sb Pam Wall tel. She will get an Occupancy permit.				
402 MAIN ST W	SIGN VIOLATIONS N/A	05/03/16 20160717	05/03/16 YODER, MYRNA	08/31/16
5-3-16 sb Nature's Path has a large chalkboard type sign up on the porch without a permit. Can't have a portable, manual, changeable copy sign in the B-2 district. Illegal sign. Sending violation letter certificate, to remove by 5-11-16 5-9-16 sb Pam Wall tel. She will be filling out a sign application and historic review.				
514 MAIN ST W	TRASH & DEBRIS	05/03/16 20160715	05/03/16 DUNAWAY, SANDY	08/31/16
5-3-16 sb Mattress, trash between buildings, wood back along fence. Certificate, follow up 5-9-16 5-9-16 sb Sandy tel. He will put mattress out with special trash. The decking will be used on the deck he is building on the back.				
711 MARKET ST N	TALL WEEDS/GRASS CULBERTSON HEIGHTS	05/02/16 20160670	05/02/16 WRCL LLC	05/02/17
4-29-16 sb Tall grass, certified and certificate, follow up 5-9-16 5-4-16 sb Chad Liette tel. This has been mowed.				
623 MC KAIG AVE	TRASH & DEBRIS N/A	05/03/16 20160707	08/31/16 EYLER TRUSTEE, RAYMOND	05/03/16 COMPLETED
5-3-16 sb 5 trash bags dumped on 219 S Elm St. which is a vacant house for approximately 9 years. I dug through the trash and found the owner of the trash. Called 911, Officer Gates came out and we talked to the tenant of 623 McKaig. The trash belonged to this tenant. Verified where his trash pick up location is and he said he would start putting his trash along the McKaig side of the property. Close.				
366 MIAMI ST	TALL WEEDS/GRASS N/A	05/02/16 20160671	05/02/16 CREMEANS, DOUGLAS	05/02/17
4-29-16 sb Tall grass, certified and certificate, follow up 5-9-16				
401 MICHIGAN AVE	TEMP SIGN-NO PERMIT CULBERTSON HEIGHTS	05/10/16 20160789	05/10/16 ELLIS, FREDRICK	09/07/16
5-10-16 sb Temp sign no permit 5-5-16. Certificate, remove by 5-20-16				
616 MICHIGAN AVE	TALL WEEDS/GRASS CULBERTSON HEIGHTS	05/02/16 20160673	05/02/16 GRAY, MICHAEL	05/02/17
4-29-16 sb Tall grass, certificate, follow up 5-9-16 5-2-16 sb Michael Gray tel. He is still going through the foreclosure process. Told him our process. 5-9-16 sb Grass ok, follow up 5-23-16				
20 MONROE ST S	TRASH & DEBRIS N/A	05/03/16 20160714	05/03/16 SMITH TRUSTEE, GERALDINE	08/31/16
5-3-16 sb (3) pumpkin trash bags full of leaves with some of the bags breaking open. Certified, follow up 5-11-16				
200 MONROE ST S	TALL WEEDS/GRASS N/A	05/02/16 20160663	05/02/16 SAFE HARBOR MINISTRIES	05/02/17

4-29-16 sb Tall weeds. Certified and certificate, follow up 5-9-16

738 VIRGINIA AVE	BRUSH LETTER ARCHER-BARNES	04/29/16 20160658	04/29/16 SVAJDA, LAWRENCE	08/27/16	
4-29-16 sb Brush letter. Certified, follow up 5-6-16 5-5-16 sb Green card dated 5-4-16. Follow up 5-9-16					
823 WASHINGTON ST	PROPERTY MAINTENANCE N/A	05/02/16 20160682	05/02/16 MERLE SR, JOSEPH	08/30/16	
5-2-16 dp This structure has peeling paint and rotting wood that needs repaired and painted. Certificate letter. Follow up 6-8-16.					
801 WATER ST W	TALL WEEDS/GRASS	05/06/16 20160759	WRCL LLC	NO VIOLATION	05/06/16
5-6-16 dp Call in complaint of TW. Upon inspection 5-6-16, TW do not exist. No violation. Close.					
135 ELM ST S	TALL WEEDS/GRASS	05/02/16 20160662	05/02/16 STRUNK, LARRY	05/02/17	
4-29-16 sb Tall grass, certified, follow up 5-9-16 5-5-16 sb Green card dated 5-3-16. Follow up 5-9-16					
901 FOUNTAIN ST	TRASH & DEBRIS	04/29/16 20160646	04/29/16 FELTNER, ELBERT	08/27/16 TRASH REMOVED	05/04/16
4-28-16 dp Complaint of a mattress in the row and tall grass. Certificate for trash follow up 5-4-16. 5-4-16 dp trash gone close.					
901 FOUNTAIN ST	TALL WEEDS/GRASS	04/29/16 20160647	04/29/16 FELTNER, ELBERT	04/29/17	
4-28-16 dp Complaint of trash and tall grass. Certificate for tall grass follow up 5-6-16. 5-6-16 dp Trash gone and grass ok follow up 5-20-16.					
908 FOUNTAIN ST	TALL WEEDS/GRASS N/A	04/29/16 20160655	04/29/16 CALLOWAY, THOMAS	04/29/17	
4-28-16 dp tW, Certificate follow up 5-6-16. 5-6-16 dp Grass ok follow up 5-20-16.					
104 HARRISON ST	TALL WEEDS/GRASS	05/11/16 20160810	05/11/16 GOUBEUX, KYLE	05/11/17	
TW Certified with cc to tenant follow up 5-18-16.					
104 HARRISON ST	TRASH & DEBRIS	05/11/16 20160809	05/11/16 GOUBEUX, KYLE	09/08/16	
5-10-16 dp Noticed trash and brush at the fence next to the garage. Certified with cc to tenant follow up 5-16-16.					
300 HARRISON ST	TALL WEEDS/GRASS N/A	05/11/16 20160804	05/11/16 WARREN, SHEILA MARIE	05/11/17	
5-10-16 dp TW certificate follow up 5-18-16.					
928 JEFFERSON ST	TALL WEEDS/GRASS	05/11/16 20160800	05/11/16 HUBER, CAROL E.	05/11/17	
5-10-16 dp TW Certified with cc to tenant follow up 5-18-16.					
716 SHERMAN AVE	TALL WEEDS/GRASS	05/03/16 20160719	05/03/16 MITCHELL, TED	05/03/17	
5-3-16 sb Tall weeds, Ted to pick up letter. Follow up 5-10-16					
716 SHERMAN AVE	TRASH & DEBRIS	05/03/16 20160720	05/03/16 MITCHELL, TED	08/31/16	
5-3-16 sb Trash on the property. Owner to pick up letter. Follow up 5-10-16					

414 OHIO AVE	BRUSH LETTER CULBERTSON HEIGHTS	05/11/16 20160797	05/11/16 UNDERWOOD, RODNEY	09/08/16
5-11-16 sb Brush, several regular trash bags full of yard debris. Certified, follow up 5-18-16				
548 KIRK LN	TALL WEEDS/GRASS MEADOWLAWN 2B	05/02/16 20160669	05/02/16 ROWE, GINGER	05/02/17
4-29-16 sb Tall weeds, certificate, follow up 5-5-16				
5-5-16 sb Grass ok, follow up 5-19-16				
<p style="text-align: center;">CITY OF TROY - WARD THREE VIOLATIONS BY ADDRESS 04/29/2016 TO 05/11/2016</p>				
224 CANAL ST E	TALL WEEDS/GRASS	05/06/16 20160760	05/06/16 WISEMAN MARK	05/06/17
5-6-16 dp tW. Certified with cc to tenant follow up 5-13-16.				
509 CANAL ST E	TALL WEEDS/GRASS	05/11/16 20160798	05/11/16 BIBAWY, NABILA	05/11/17
5-10-16 dp TW Certificate follow up 5-18-16.				
1119 CANAL ST E	TALL WEEDS/GRASS	05/04/16 20160724	05/04/16 KERG, MARY	05/04/17
5-3-16 dp TW Certificate follow up 5-11-16.				
106 CANAL ST W	TRASH & DEBRIS	05/11/16 20160805	05/11/16 BENNING, RICHARD	09/08/16
5-11-16 sb Trash in the ROW. Certified, follow up 5-18-16				
106 CANAL ST W	ZONING PROBLEMS	05/03/16 20160712	05/03/16 BENNING, RICHARD	08/31/16
5-3-16 sb Basketball hoop in ROW again. Certified and certificate, follow up 5-10-16				
5-9-16 sb Green card dated 5-5-16.				
327 CHERRY ST S	TRASH & DEBRIS	05/09/16 20160777	05/09/16 ADAMS, ANITA	09/06/16
5-9-16 sb Backyard full of trash; OSB board broken, trash bags, old wood, bent window screen, just junk all over. Certificate, follow up 5-16-16				
508 CLAY ST S	TALL WEEDS/GRASS	05/04/16 20160734	05/04/16 ROSENBERG, DEANNA J.	05/04/17
5-3-16 dp Complaint of TW Both ways follow up 5-11-16.				
508 CLAY ST S	TRASH & DEBRIS	05/04/16 20160733	05/04/16 ROSENBERG, DEANNA J.	09/01/16
5-3-16 dp Complaint of a tree limb in the front yard. Both ways follow up 5-09-16.				
525 CLAY ST S	TALL WEEDS/GRASS	04/29/16 20160650	04/29/16 KINNEY, BONNIE	04/29/17
4-28-16 dp tW. Both ways follow up 5-6-16.				
5-5-16 dp Green card back dated 5-3-16, sent both ways follow up 5-6-16.				
5-6-16 dp Grass ok follow up 5-20-16.				

534 CLAY ST S	TALL WEEDS/GRASS	04/29/16 20160649	04/29/16 BAKER, GLEN	04/29/17
4-28-16 dp TW, Certified follow up 5-6-16.				
113 COUNTS ST S	TALL WEEDS/GRASS N/A	05/04/16 20160722	05/04/16 JACKSON-TRUSTEE, DUSTIN	05/04/17
5-3-16 dp tW Certified with cc to tenant follow up 5-11-16. 5-9-16 dp Green card back dated 5-6-16 follow up 5-12-16.				
211 CRAWFORD ST S	PROPERTY MAINTENANCE	04/29/16 20160645	04/29/16 MANNING, JACK	08/27/16
4-28-16 dp While on another complaint at this location, I noticed this structure is in need if some repair and paint. Certificate follow up 5-30-16.				
211 CRAWFORD ST S	OUTDOOR STORAGE	04/29/16 20160644	04/29/16 MANNING, JACK	05/29/16
4-28-16 dp Complaint of trash when actually this is outdoor storage. Certificate. Follow up 5-30-16.				
330 CRAWFORD ST S	TALL WEEDS/GRASS	04/29/16 20160648	04/29/16 PENSCO TRUST CO.	04/29/17
4-28-16 dp Complaint of TW, Certified follow up 5-6-16. 5-9-16 dp Green card back dated 5-3-16 follow up 5-10-16. 5-10-16 dp Grass ok follow up 5-24-16.				
1008 CRAWFORD ST S	TALL WEEDS/GRASS N/A	05/04/16 20160732	05/04/16 NILES, CYNTHIA K	05/04/17
5-3-16 dp TW Certificate follow up 5-11-16.				
20 DAKOTA ST W	SIGN VIOLATIONS	05/09/16 20160774	05/09/16 CUMMINGS, BRENT	09/06/16
5-9-16 dp This owner has 2 Pure Lawn signs in his front yard. Certificate follow up 5-13-16.				
138 DAKOTA ST W	TALL WEEDS/GRASS N/A	05/04/16 20160729	05/04/16 KUNKEL, RYAN	05/04/17
5-3-16 dp TW Certificate follow up 5-11-16.				
511 DRURY LN	TALL WEEDS/GRASS N/A	05/02/16 20160667	05/02/16 IRON HORSE MANAGEMENT	05/02/17
4-29-16 sb Tall weeds, certified and certificate, follow up 5-9-16. 5-2-16 sb Jerri Todd tel. This has been mowed.				
403 ELLIS ST	TALL WEEDS/GRASS	05/02/16 20160686	05/02/16 PLANTZ, JOSEPH	05/02/17
5-2-16 dp TW Certified with cc to tenant follow up 5-10-16. 5-9-16 dp Green card back dated 5-6-16 follow up 5-12-16.				
302 FLORAL AVE	TALL WEEDS/GRASS CLOVERDALE	05/05/16 20160744	05/05/16 FRINGS, BARBARA	05/05/17
5-5-16 dp TW certified follow up 5-13-16. Previously I had spoken with the daughter of this owner who said her mother had broken a hip and the house was vacant. I mentioned that the grass was getting tall and she said she had someone contracted to mow it.				
336 FLORAL AVE	TALL WEEDS/GRASS N/A	05/04/16 20160723	05/04/16 LOVEJOY, C C/O VIOLET CANT	05/04/17
5-3-16 dp TW. Certificate letter via B&C to Violet Cantrell at 513 S. Countts St. certificate follow up 5-11-16.				
320 FRANKLIN ST E	TALL WEEDS/GRASS N/A	04/29/16 20160661	04/29/16 HAYES, JAMES	04/29/17
4-29-16 dp TW. I noticed the location where Mr Hayes had been living is now empty and for sale and I have been seeing				

him at 403 E Franklin St. I am pretty sure he is living there so the letter will go there. Certificate follow up 5-11-16.
5-9-16 dp Grass ok follow up 5-23-16.

726 FRANKLIN ST E	BRUSH LETTER N/A	05/04/16 20160735	05/04/16 SOLUTIONS REAL ESTATE INV	09/01/16 DEBRIS REMOVED	05/10/16
5-4-16 dp Loose unbundled brush in the street gutter. Certified follow up 5-9-16.					
5-10-16 dp Green card back dated 5-7-17 but the owner called and this brush has been removed. Follow up 5-11-16 to confirm.					
5-10-16 dp Brush gone close.					
930 FRANKLIN ST E	TALL WEEDS/GRASS	05/04/16 20160725	05/04/16 FOGT, SUSAN	05/04/17	
5-3-16 dp TW. Certificate to owner with cc to tenant follow up 5-11-16.					
930 FRANKLIN ST E	TRASH & DEBRIS	05/04/16 20160726	05/04/16 FOGT, SUSAN	09/01/16 REMOVED BY CONTRACTOR	05/09/16
5-3-16 dp Complaint of trash about the property. Certificate with cc to tenant follow up 5-9-16.					
5-9-16 dp Trash remains send to OZ close. After I hsd sent this to OZ Susan Focht called and said she just opened her mail and she would call this tenant. I already sent this to OZ and he has already done the removal.					
1004 FRANKLIN ST E	TALL WEEDS/GRASS	05/04/16 20160727	05/04/16 SCHAEFER, DAVID	05/04/17	
5-3-16 dp TW Certificate follow up 5-11-16.					
320 GARFIELD AVE	TALL WEEDS/GRASS N/A	05/11/16 20160807	05/11/16 CASTLE 2016, LLC	05/11/17	
5-11-16 sb Tall weeds. Certified and certificate, follow up 5-20-16					
326 GARFIELD AVE	TALL WEEDS/GRASS N/A	05/02/16 20160665	05/02/16 DEANE, JOSHUA	05/02/17	
4-29-16 sb Tall weeds. Certified and certificate, follow up 5-9-16					
420 GARFIELD AVE	TALL WEEDS/GRASS N/A	05/02/16 20160664	05/02/16 WINTROW, BRITTANY	05/02/17	
4-29-16 sb Tall grass, certificate, follow up 5-5-16					
5-5-16 sb Grass is tall, send to OZ, follow up 5-19-16					
402 GRANT ST	PROPERTY MAINTENANCE N/A	05/11/16 20160806	05/11/16 KING, RONALD	09/08/16	
5-11-16 sb House needs painted. Certificate, follow up 6-13-16					
210 MARKET ST S	TALL WEEDS/GRASS	05/02/16 20160674	05/02/16 MARKET STREET MANAGEMENT	05/02/17	
4-29-16 sb Tall weeds, certificate, follow up 5-5-16					
5-5-16 sb Grass ok, follow up 5-19-16					
990 MARKET ST S	SIGN VIOLATIONS	05/09/16 20160775	05/09/16 OSBORNE, ESTILL RAY	09/06/16	
5-9-16 dp This location has a temp business sign in the front yard during renovations from a fire. It appears as the reno is complete and the sign needs to be removed. Certificate follow up 5-13-16.					
424 MULBERRY ST S	TALL WEEDS/GRASS N/A	04/29/16 20160654	04/29/16 MOORMAN ENTERPRISE LLC	04/29/17	
4-28-16 dp TW, Certified follow up 5-6-16.					
433 MULBERRY ST S	TALL WEEDS/GRASS N/A	04/29/16 20160653	04/29/16 DIETZ, ADAM & TAMMY	04/29/17	
4-28-16 dp TW, certificate follow up 5-6-16.					
5-6-16 dp Grass ok follow up 5-20-16.					

719 MULBERRY ST S	TALL WEEDS/GRASS	04/29/16 20160652	04/29/16 KINNEY, BONNIE	04/29/17	
4-28-16 dp TW , both ways follow up 5-6-16.					
5-5-16 dp Green card back dated 5-3-16, sent both ways but this yard has been cut. Follow up 5-19-16 to make sure it is cut again.					
725 MULBERRY ST S	PROPERTY MAINTENANCE	05/05/16 20160741	05/05/16 KINNEY, BONNIE	09/02/16	
5-4-16 dp House needs scraped and painted. Both ways follow up 6-9-16.					
725 MULBERRY ST S	TALL WEEDS/GRASS	04/29/16 20160651	04/29/16 KINNEY, BONNIE	04/29/17	
4-28-16 dp Complaint of TW, Both ways follow up 5-6-16.					
5-5-16 dp Green card back dated 5-3-16, sent both ways but this yard has been cut follow up 5-19-16.					
222 OAK ST	TALL WEEDS/GRASS	05/02/16 20160683	05/02/16 YOAKIM, KAMAL	05/02/17	
5-2-16 dp TW Certified follow up 5-10-16.					
5-9-16 dp Green card back unsigned but dated 5-5-16. I printed the USPS page showing this was delivered to the address in Lima. Follow up 5-10-16.					
5-10-16 dp Grass tall send to OZ follow up 5-27-16.					
229 OAK ST	TALL WEEDS/GRASS	05/02/16 20160684	05/02/16 STAPLETON, MARILYN	05/02/17	
5-2-16 dp TW Certified with cc to tenant follow up 5-10-16.					
5-9-16 dp Green card back dated 5-6-16 follow up 5-12-16. The tenant also called and left a VM that this had been mowed.					
235 OAK ST	TALL WEEDS/GRASS	05/02/16 20160685	05/02/16 DAVIS, CHARLES	05/02/17	
5-2-16 dp TW Certified with cc to tenant follow up 5-10-16.					
5-9-16 dp Green card back dated 5-5-16 follow up 5-11-16.					
10 RACE ST W	TEMP SIGN-NO PERMIT	05/10/16 20160790	05/10/16 UNITED DAIRY FARMERS	09/07/16	
5-10-16 sb Temp sign no permit 5-5-16. Certified, copy local store, follow up 5-20-16					
1118 SCOTT ST	BRUSH LETTER	05/04/16 20160736	05/04/16 HINOJOSA, ANGEL	09/01/16	05/09/16
5-4-16 dp Unbundled/unbagged brush in the street gutter. Certificate, follow up 5-9-16.					
5-9-16 dp Debris gone close.					
162 SOUTHVIEW DR	TRASH & DEBRIS	05/04/16 20160731	05/04/16 DEBOARD, CHAROLETTE	09/01/16	05/09/16
5-3-16 dp Noticed a pile of logs and some other debris in the curb lawn. Certificate, follow up 5-9-16.					
5-9-16 dp Trash gone close.					
171 SOUTHVIEW DR	PROPERTY MAINTENANCE	05/04/16 20160730	05/04/16 STOLTZ, WILLIAM G.	09/01/16	
5-3-16 dp The gutter and trim are sagging off of the front of the house. Certificate, follow up 6-9-16.					
CITY OF TROY - WARD FOUR VIOLATIONS BY ADDRESS 04/29/2016 TO 05/11/2016					
1591 ARLINGTON AVE	TALL WEEDS/GRASS	04/29/16 20160656	04/29/16 FREARSON, DARRELL	04/29/17	
4-28-16 dp TW, Certificate follow up 5-6-16.					

5-6-16 dp Grass ok follow up 5-20-16.

434 MARKET ST W	TALL WEEDS/GRASS	05/04/16 20160728	05/04/16 KITCHEN, NICHOLAS S	05/04/17
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5-3-16 dp TW Certified follow up 5-11-16.

5-9-16 dp Green card back dated 5-6-16. I noticed today this has been mowed follow up 5-23-16.

501 MARKET ST W	TEMP SIGN-NO PERMIT N/A	04/29/16 20160659	04/29/16 STEPHEY, BRIAN	08/27/16 COMPLETED	05/05/16
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4-29-16 sb Have 2 Castle Roofing signs with no permit. Certificate, follow up 5-6-16

5-3-16 sb Chad from Castle Roofing tel. 937-830-8533. He is doing the roof tomorrow and will take the sign down tomorrow.

5-5-16 sb Signs gone. Close.

722 MARKET ST W	SIGN VIOLATIONS	05/09/16 20160771	05/09/16 AUTHORIZED PROPERTIES LLC	09/06/16
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5-9-16 dp Noticed a banner on the building advertising a new tenant and a yard sign. I have no record of any applications for occupancy or signs for this location currently. Both ways for removal within 24 hrs of receipt of letter. Follow up 5-13-16.

722 MARKET ST W	TALL WEEDS/GRASS	05/09/16 20160769	05/09/16 AUTHORIZED PROPERTIES LLC	05/09/17
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5-9-16 dp TW Both ways follow up 5-17-16.

2331 MARKET ST W	TALL WEEDS/GRASS	05/05/16 20160751	05/05/16 FIVE SG LLC	05/05/17
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5-5-16 dp TW Both ways follow up 5-13-16.

CITY OF TROY - WARD FIVE
VIOLATIONS BY ADDRESS
04/29/2016 TO 05/11/2016

1547 COVENT RD	TALL WEEDS/GRASS WESTBROOK 3	05/02/16 20160688	05/02/16 MENCSIK, JAMES	05/02/17
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5-2-16 dp TW Certificate with cc to tenant follow up 5-10-16.

5-10-16 dp Grass ok follow up 5-24-16.

1578 COVENT RD	BRUSH LETTER N/A	05/02/16 20160687	05/02/16 KING, JOSHUA	08/30/16 DEBRIS REMOVED	05/09/16
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5-2-16 dp Noticed an unbundled/unbagged pile of brush in the street gutter. Certificate, follow up 5-8-16.

5-9-16 dp Debris gone close.

1014 CURZON CIR	FENCE PROBLEMS EDGEHILL	05/03/16 20160713	05/03/16 SANDERSON, KIMBERLY	08/31/16
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5-3-16 sb Installed a fence on the norther property line, no permit, ugly side out, closer than 5' to neighbor's fence. Get corrected by 5-13-16.

5-9-16 sb Kim Sroufe tel 937-216-2853. There are not two fences butted up against each other. She took down a section of fence but it was only down 2 days. She will turn the fence around and get a permit. Gave until 6-10-16.

807 DRURY LN	TALL WEEDS/GRASS	05/10/16 20160782	05/10/16 TUBBS, RICHARD	05/10/17
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5-10-16 sb Tall grass 5-6-16, Certificate, follow up 5-17-16

807 DRURY LN	TRASH & DEBRIS	05/10/16 20160786	05/10/16 TUBBS, RICHARD	09/07/16
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5-10-16 sb Trash along alley (beer cans, loose trash) and broken down dog house in back yard. Certificate, follow up 5-17-16

1010 DRURY LN	TRASH & DEBRIS	05/10/16	05/10/16	09/07/16
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20160787 MONCADA, JORGE

5-10-16 sb Trash, wood, boards in backyard 5-5-16. Certificate, follow up 5-16-16

1010 DRURY LN TALL WEEDS/GRASS 05/02/16 05/02/16 05/02/17
20160678 MONCADA, JORGE

4-29-16 sb Tall weeds, certificate, follow up 5-5-16
5-5-16 sb Guy was mowing as I was inspecting. Follow up 5-19-16

1483 FLEET RD BRUSH LETTER 05/09/16 05/09/16 09/06/16
N/A 20160770 LITTLEJOHN, PHYLLIS

5-9-16 dp Noticed 2 piles of unbundled/unbagged brush in the street gutter. Certificate, follow up 5-15-16.

402 LAKE ST TALL WEEDS/GRASS 05/02/16 05/02/16 05/02/17
N/A 20160677 DEUTSCHE BANK NATIONAL TRU

4-29-16 sb Tall weeds, certified, follow up 5-9-16

402 LAKE ST BRUSH LETTER 04/29/16 04/29/16 08/27/16
N/A 20160660 DEUTSCHE BANK NATIONAL TRU

4-29-16 sb Brush in ROW. Certified, follow up 5-10-16

514 LAKE ST TALL WEEDS/GRASS 05/02/16 05/02/16 05/02/17
20160679 WILLIAMS, JANICE

4-29-16 sb Tall weeds, certified, follow up 5-9-16

518 LAKE ST TALL WEEDS/GRASS 05/02/16 05/02/16 05/02/17
20160680 ELLIS, SHIRLEY

4-29-16 sb Tall weeds, certificate, follow u 5-5-16
5-2-16 sb Michelle Moore, daughter tel. She will get taken care of for her mom by 5-9-16

530 LAKE ST TALL WEEDS/GRASS 05/02/16 05/02/16 05/02/17
20160681 DICK, PAUL E

4-29-16 sb Tall weeds, certified and certificate, follow up 5-9-16
5-5-16 sb Green card dated 5-2-16. Follow up 5-9-16

1479 MAIN ST W TALL WEEDS/GRASS 05/06/16 05/06/16 05/06/17
20160761 LAZIER, ANDREW

5-6-16 dp TW Certificate with cc to tenant follow up 5-13-16.

502 PENNSYLVANIA AVE TALL WEEDS/GRASS 05/10/16 05/10/16 05/10/17
N/A 20160781 INVESTCO INC

5-10-16 sb Tall weeds 5-5-16. Certified and certificate, follow up 5-18-16

907 RACE ST W TALL WEEDS/GRASS 05/02/16 05/02/16 05/02/17
20160666 PELASTON, WILLIS

4-29-16 sb Tall weeds, certificate, follow up 5-5-16
5-5-16 sb Danielle Pelaston tel. Willis in nursing home. He filed bankruptcy a few years ago. I explained that it still shows in his name. I also explained our procedure for this and she understood.
5-5-16 sb Tall grass, send to OZ, follow up 5-19-16

410 SUMMIT AVE TALL WEEDS/GRASS 05/02/16 05/02/16 05/02/17
20160676 WEGER, KAREN

4-29-16 sb Tall grass, certificate, follow up 5-5-16
5-5-16 sb Grass ok, follow up 5-19-16

417 SUMMIT AVE TALL WEEDS/GRASS 05/02/16 05/02/16 05/02/17
20160675 BREWER, NICOLE

4-29-16 sb Tall weeds, certificate, follow up 5-5-16
5-5-16 sb Grass tall, send to OZ, follow up 5-19-16

613 SUMMIT AVE	BRUSH LETTER N/A	05/11/16 20160803	05/11/16 SHINALL, LAUREN	09/08/16
5-11-16 sb Brush. Certificate, follow up 5-17-16				
615 SUMMIT AVE	BRUSH LETTER N/A	05/11/16 20160802	05/11/16 SHAH, DHAVAL	09/08/16
5-11-16 sb Brush. Certified, follow up 5-20-16				
1397 SURREY RD	PERMIT VIOLATION WESTBROOK	05/11/16 20160812	05/11/16 MORGAN, GARY	09/08/16
5-10-16 dp I noticed what appears to be a New shed on this property. I checked franklin and the hard file and there are no permit applications for a shed. Certificate with an application and an aerial. Follow up 5-18-16.				
1361 SUSSEX RD	TALL WEEDS/GRASS N/A	05/06/16 20160763	05/06/16 BELL, CHRISTOPHER	05/06/17
5-6-16 dp tW Certificate follow up 5-13-16.				
1415 SUSSEX RD	TALL WEEDS/GRASS N/A	05/06/16 20160762	05/06/16 ADAMS, CARLOTTA	05/06/17
5-6-16 dp TW Certificate follow up 5-13-16.				

CITY OF TROY - WARD SIX VIOLATIONS BY ADDRESS 04/29/2016 TO 05/11/2016				
997 FAIRFIELD RD	TALL WEEDS/GRASS N/A	05/10/16 20160785	05/10/16 STEIN, RICHARD	05/10/17
5-10-16 sb Notified Mr. Stein via email (as requested) of tall grass. Follow up 5-17-16. If tall, send letter to Florida address. 11811 Avenue of PGA 7-30 Palm Beach Gardens, FL 33418				
5-10-16 sb Email from Dick Stein. He will be in town Sunday and makesure it's mowed. He is calling the tenant				
0 KINGS CHAPEL	TALL WEEDS/GRASS N/A	05/05/16 20160745	05/05/16 A J TROY CORP	05/05/17
5-5-16 dp TW. Appears as half of this yard was mowed but the rest was left. Send both ways follow up 5-13-16.				
0 KINGS CHAPEL DR N	TALL WEEDS/GRASS N/A	05/05/16 20160746	05/05/16 U.S. BANK	05/05/17
5-5-16 dp TW between the curb and farm field. Certificate follow up 5-13-16.				
0 KINGS CHAPEL DR N	TALL WEEDS/GRASS N/A	05/05/16 20160747	05/05/16 U S BANK	05/05/17
5-5-16 dp TW between the curb and farm field. Certificate follow up 5-13-16.				
0 KINGS CHAPEL DR N	TALL WEEDS/GRASS N/A	05/05/16 20160748	05/05/16 US BANK	05/05/17
5-5-16 dp TW between the curb and farm field. Certificate follow up 5-13-16.				
0 MAIN ST W	TALL WEEDS/GRASS N/A	05/05/16 20160749	05/05/16 TROY STORE & LOCK LTD	05/05/17
5-5-16 dp Approximately 7 acre vacant tract next to Caldwell House has TW. Both ways follow up 5-13-16.				
1880 MAIN ST W	SIGN VIOLATIONS	05/02/16 20160690	08/30/16 SINGER PROPERTIES	05/02/16 COMPLETED
5-2-16 sb Walked in and asked manager to please remove the 3 bunches of balloons they had outside as they are not permitted.				

They removed while I was there. Close.

2569 MAIN ST W	TALL WEEDS/GRASS	05/09/16 20160768	05/09/16 LILLICRAP, DOUGLAS	05/09/17
5-9-16 dp Complaint of TW Certified follow up 5-17-16.				
1394 MC KAIG AVE	TEMP SIGN-NO PERMIT	05/11/16 20160796	05/11/16 VETTER, KATIE	09/08/16
5-11-16 sb Three (3) temp type signs in the yard advertising a car for sale. Illegal signs. Certified and certificate, remove by 5-20-16				
1480 MC KAIG AVE	TEMP SIGN-NO PERMIT N/A	05/10/16 20160788	05/10/16 KOEHLER, REBECCA	09/07/16
5-10-16 sb Temp contractor sign in yard, no permit. Remove by 5-20-16				
41 STANFIELD RD S	TEMP SIGN-NO PERMIT	05/06/16 20160765	05/06/16 WALTER, THOMAS A	09/03/16
5-2-16 sb Two temp signs without permits. REMOVE by 5-9-16. Certified. 5-6-16 sb Tom Walter tel. He will get signs removed. Follow up 5-10-16 5-9-16 sb Green card dated 5-6-16				
2877 STONEBRIDGE DR	PERMIT VIOLATION STONEBRIDGE ESTATES FIVE	05/06/16 20160764	FAY, MICHAEL	09/03/16
5-6-16 sb Stopped and notified the gentleman from Fullmer's Landscaping that I was stopping work on their project. They are building a patio and also a brick BBQ without a permit. I spoke with another gentleman on the phone about it. He was very nice and said he would be in 5-9-16 to apply for the permit.				
2523 THORNHILL DR	TRASH & DEBRIS N/A	05/09/16 20160776	05/09/16 LAND, BRUCE	09/06/16
5-9-16 sb Trash out in front yard. Certificate, follow up 5-16-16				

CITY OF TROY
 PERMIT WORK TYPE STATISTICS REPORT
 PERMIT DATE: 04/29/2016 TO 05/11/2016

SUBTOTALS	PERMITS	FEEs	EST. COST

F FENCE	6	\$60.00	0
OC OCCUPANCY-HOME	1	\$25.00	0
S WALL SIGN	3	\$117.20	0
ST SEWER TAP - COMM	1	\$1,600.00	0
ST SEWER TAP - RES	5	\$6,400.00	0
WT WATER TAP-RES	4	\$8,000.00	0
Z ABOVE GROUND POOL	2	\$50.00	0
Z ADDITION TO RESIDENCE	1	\$25.00	0
Z ANTENNA	1	\$100.00	0
Z DECK	1	\$25.00	0
Z DETACHED GARAGE	1	\$25.00	0
Z SHED	2	\$50.00	0
Z SINGLE FAMILY RESIDENCE	1	\$68.00	0
Z SINGLE FAMILY W/BASMNT	6	\$577.55	0
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GRAND TOTAL	35	\$17,122.75	

CITY OF TROY
VIOLATION STATISTICS REPORT
04/29/2016 TO 05/11/2016

VIOLATIONS	LETTERS
BRUSH LETTER	(14)
FENCE PROBLEMS	(1)
FENCE NO PERMIT	(1)
NO OCCUPANCY PERMIT	(1)
OUTDOOR STORAGE	(1)
PERMIT VIOLATION	(2)
PROPERTY MAINTENANCE	(5)
SIGN VIOLATIONS	(5)
TRASH & DEBRIS	(17)
TEMP SIGN-NO PERMIT	(6)
TALL WEEDS/GRASS	(69)
ZONING PROBLEMS	(1)
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	123